



Municipalité de
RUSSELL
Township



Township of Russell

Final Official Plan

May 2025 - Issued for Council Adoption



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Image Source: Russell Township (www.russell.ca)

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Section 1	Overview	1
1.1	Indigenous Land Acknowledgment	1
1.2	Role of the Official Plan	1
1.3	Structure of the Official Plan	2
1.4	How to Read the Official Plan	3
1.5	Administration of the Official Plan	3
1.5.1	Amendments to the Official Plan	3
1.5.2	Consultation	4
1.5.3	Review and Monitoring of the Official Plan	4
1.5.4	Interpretation of Schedules	4
1.5.5	References to Statutes	5
1.5.6	References to Ministries and Review Agencies	5
1.5.7	Interpretation of Figures, Quantities, and Uses	5
Section 2	Strategic Directions	6
2.1	Vision	6
2.2	Guiding Principles	6
2.3	Objectives	7
2.4	Growth Forecast	9
2.4.1	Residential	9
2.4.2	Employment	10
2.4.3	Community Facilities	10
2.4.4	Land Requirements	10
Section 3	General Policies	12
3.1	Principles of Growth	12
3.1.1	Settlement Areas	12
3.1.2	Village Structure	13
3.1.3	Intensification	13
3.1.4	Directing Growth	14
3.2	Community Design	14
3.2.1	Design Principles	15
3.2.2	Design Guidelines	16
3.2.3	Land Use Compatibility	20
3.3	Generally Permitted Uses	23
3.3.1	Accessory Uses, Buildings or Structures	23
3.3.2	Agricultural Uses	23
3.3.3	Bed and Breakfasts	23
3.3.4	Community Gardens	24
3.3.5	Day Care Centres	24
3.3.6	Emergency Shelters	24
3.3.7	Home-Based Businesses	24
3.3.8	Housing	24
3.3.9	Institutional Uses	28
3.3.10	Public Uses	29
3.3.11	Temporary Farmers' Markets	29
3.3.12	Wireless Communication Facilities	29



3.3.13	Wayside Pits and Quarries	29
3.3.14	Other Uses	30
3.4	Residential Development	30
3.4.1	Residential Densities.....	30
3.4.2	Affordable Housing.....	31
3.5	Community Hubs	32
3.6	Contaminated Sites	33
3.7	Employment Areas	33
3.8	Parks, Leisure Areas, and Greenspaces	35
3.8.1	Greenspaces	35
3.8.2	Parks and Leisure Areas.....	36
Section 4	Land Use Designations	38
4.1	Village Core	38
4.1.1	General	38
4.1.2	Residential	39
4.1.3	Non-Residential.....	39
4.1.4	Pedestrian and Vehicle Circulation	40
4.1.5	Outdoor Amenity Areas.....	40
4.1.6	Public Art.....	41
4.2	Residential.....	41
4.2.1	Residential Policies for Embrun, Limoges, and Russell	41
4.2.2	Residential Policies for Marionville	42
4.2.3	Policies for All Residential Designations.....	42
4.3	Multi-Unit Residential	43
4.4	Open Space	44
4.5	Commercial	45
4.6	Business Park	46
4.7	Industrial Park.....	47
4.8	Community Facility.....	51
Section 5	Infrastructure	53
5.1	General	53
5.2	Municipal Services.....	54
5.2.1	Water and Wastewater	54
5.2.2	Stormwater Management.....	59
5.2.3	Solid Waste Management.....	61
5.3	Transportation	62
5.3.1	Roads	62
5.3.2	County Road Classification	63
5.3.3	Township Road Classification	64
5.3.4	Reserves for Future Roads	67
5.3.5	Road Widenings.....	67
5.3.6	One-way Roads	68
5.3.7	Traffic Calming	68
5.3.8	Transit	68
5.3.9	Active Transportation	69



5.3.10	Cycling Facilities	70
5.3.11	Walking	71
5.3.12	Transportation Demand Management	72
5.3.13	Development and Redevelopment Adjacent to Railway / Transportation Corridors	73
5.4	Utilities.....	74
5.5	Energy	75
5.5.1	General	75
5.5.2	Alternative and Renewable Energy Systems.....	76
Section 6	Natural Heritage.....	78
6.1	Natural Heritage Features and Areas	78
6.2	Wetlands.....	78
6.3	Forested Areas.....	79
6.4	Trees and Canopies.....	79
6.5	Wildland Fire Hazards.....	80
6.6	Castor River Corridor	80
6.7	Adjacent Lands	81
6.8	Water.....	82
6.9	Source Water Protection	82
6.10	Climate Change.....	83
Section 7	Cultural Heritage.....	85
Section 8	Health and Safety	87
8.1	Hazard Areas.....	87
Section 9	Implementation	88
9.1	Introduction.....	88
9.2	General	88
9.3	Development Control.....	89
9.3.1	General	89
9.3.2	Pre-Consultation	90
9.3.3	Zoning By-law	90
9.3.4	Community Planning Permit System (CPPS)	91
9.3.5	Site Plan Control	92
9.3.6	Complete Applications	94
9.3.7	Public Consultation	95
9.3.8	Parkland Conveyance	96
9.3.9	Consultation with Agencies	98
9.3.10	Indigenous Consultation	98
9.3.11	Development Charges	99
9.3.12	Holding Provisions	99
9.3.13	Temporary Use Zones	100
9.3.14	Interim Control By-law.....	100
9.3.15	Committee of Adjustment.....	100
9.4	Community Improvement.....	101



Section 10 Schedules	104
Appendix A – Glossary.....	1



Section 1 Overview

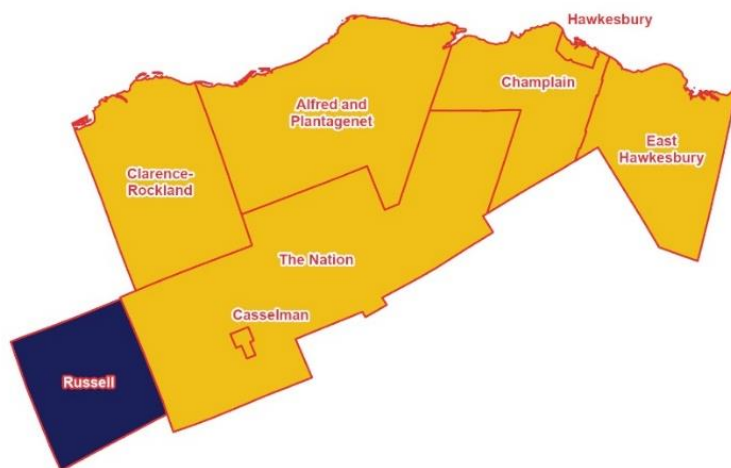
1.1 Indigenous Land Acknowledgment

The Township of Russell acknowledges that it is located on the unceded territory of the Anishinaabe and the traditional lands of the Haudenosaunee, Huron-Wendat and Kanien'kehá:ka Peoples. We acknowledge our shared obligation to respect, honour and sustain these lands and the natural resources contained within.

1.2 Role of the Official Plan

The Ontario Planning Act requires municipalities to prepare and adopt an Official Plan to provide guidance for the physical development of communities. As a lower-tier municipality, the Township of Russell is subject to the policies of the United Counties of Prescott and Russell Official Plan, which was adopted by the United Counties of Prescott-Russell Council on September 28, 2022 and was approved by the Ministry of Municipal Affairs and Housing on July 7, 2023 (herein referred to as the 'County Official Plan'). However, the County Official Plan grants authority to local Councils to adopt an Official Plan for the municipality or a specific part of the municipality.

Key Map of the United Counties of Prescott and Russell



Key Map of the Township of Russell



On this basis, the role of the Township of Russell Official Plan is to guide and direct the use of land within the Township's four Villages (Embrun, Russell, Limoges, and Marionville), and the Industrial Park adjacent to Highway 417. The boundaries of these areas are illustrated on Schedules A1 to A5, and correspond to the boundaries of their respective policy designations as per the County Official Plan (Urban Policy Area, Community Policy Area, or Trade and Industry Policy Area). This Official Plan provides a vision for the future growth within these areas and a policy framework to guide their physical development to the year 2046. These areas remain subject to the County Official Plan policies, which must be read in



conjunction with this document. With the exception of the 417 Industrial Park, the scope of the Township of Russell Official Plan does not include the areas located outside the Village boundaries, which are entirely subject to the policies of the County Official Plan.

This Official Plan was written to conform to the County Official Plan. In order to avoid overlap with the County Official Plan policies, several areas that were deemed not to require more specific policy direction are not repeated in this Official Plan, or are only addressed in a cursory manner. In some of these cases, direct reference to the County Official Plan is included.

This Official Plan is also consistent with the Provincial Planning Statement, 2024 (PPS, 2024) and reflects matters of provincial interest identified in the Planning Act.

In accordance with the requirements of the Planning Act, this Official Plan will be reviewed ten (10) years from the date of adoption, and every five (5) years thereafter. This Official Plan may be amended by the Township to reflect changing circumstances or new priorities. The main implementation tool, the Zoning By-law, will be updated within three (3) years of each Official Plan update.

1.3 Structure of the Official Plan

This document shall be known as the Official Plan for the Corporation of the Township of Russell. It consists of both written policy and Schedules. It is organized into ten (10) main sections, moving from broad planning principles to more specific land use policies and implementation measures, as follows:

- This section (**Section 1 – Overview**) explains the role and structure of the Official Plan and the political and administrative framework within which land use planning is carried out in Ontario.
- **Section 2 – Strategic Directions** outlines a vision for the Township of Russell's Villages and the 417 Industrial Park, as well as the key strategic policy directions to guide land use planning. Matters found in this section are intended to apply to all sections of the Official Plan.
- **Section 3 – General Policies** contains development policies that apply within all land use designations. Matters found in this section are intended to apply to all sections of the Official Plan.
- **Section 4 – Land Use Designations** is the core of the Official Plan as it establishes land use designations and associated policies that will guide decisions for the use of land to the year 2046.
- **Section 5 – Infrastructure** consists of policies related to physical infrastructure, including water, wastewater, stormwater, transportation, and utilities.



- **Section 6 – Natural Heritage** contains policies related to the natural environment and energy, contributing to the sustainability of the Township of Russell.
- **Section 7 – Cultural Heritage** addresses the protection of cultural heritage resources.
- **Section 8 – Health and Safety** addresses the protection of health and safety.
- **Section 9 – Implementation** contains policies related to the administration and implementation of the Official Plan.
- **Section 10 – Schedules** contains maps that provide a geographical reference for the Official Plan's policies.

In addition, **Appendix A – Glossary** contains the definitions of the key terminology used throughout the Official Plan. The Glossary is not intended as an operative part of the Official Plan.

1.4 How to Read the Official Plan

The introductory paragraphs of each section are meant to provide context for the subsequent policies. The policies provide specific direction and are to be implemented through a variety of mechanisms, including the Zoning By-law. The margin headings are intended as helpful markers to categories of text and are not intended as operative parts of the Official Plan. The English version of the Official Plan shall be referred to in the case of inconsistencies with the French version.

1.5 Administration of the Official Plan

1.5.1 Amendments to the Official Plan

1. Amendments to this Plan shall be considered in accordance with the related policies elsewhere in this Plan. In general, amendments will only be considered when they are justified and when the required supportive information is provided.
2. Proposed amendments to this Plan shall be accompanied by sufficient information to allow Council to fully understand and consider the:
 - a) Impact of the proposed change on the achievement of the stated goals, objectives and policies expressed in this Plan, the County Official Plan, and the Provincial Planning Statement;
 - b) Need for the proposed change; and
 - c) Effect of the proposed change on the need for public services and facilities.
3. In addition, when considering amendments which affect the use of a specific site or sites, Council shall consider:



- a) Whether there is a need to add the site or sites to the lands already designated for the proposed use; and
- b) The physical suitability of the land for the proposed use.

1.5.2 Consultation

1. Council shall undertake a community consultation program for all amendments to and reviews of the Plan. The consultation process shall follow the Planning Act requirements and conform with the County Official Plan requirements, which include timely provision of adequate information, as well as opportunities for members of the public to discuss this information with Township staff and to present views to Council.
2. Council may consider additional means of public consultation and participation beyond the minimum Planning Act requirements for amendments to and reviews of the Plan, including open houses, public surveys, public displays, area meetings, newspaper coverage, cable TV programming, internet postings, and other similar means.

1.5.3 Review and Monitoring of the Official Plan

1. Council shall update this Official Plan in accordance with the provisions of Section (26) of the Planning Act, as amended, to ensure that the Plan's:
 - a) Goals and objectives remain valid and realistic in light of prevailing circumstances; and
 - b) Policies are adequate for the achievement of its goals and objectives.
2. In order to facilitate the review of this Plan, Council will monitor the achievement of its objectives and the effectiveness of its policies.

1.5.4 Interpretation of Schedules

The boundaries of the land use designations shown on the Schedules of this Plan are intended to be approximate, and shall be considered as absolute only where they coincide with roads, railway lines, rivers, lot lines shown in an implementing Zoning By-law, or other clearly defined physical features.

Where land use designation boundaries are considered as approximate, amendments to this Plan will not be required in order to make minor adjustments to the boundaries provided that the general intent and purpose of the Plan are maintained. Such minor adjustments shall be determined by Council and will not need to be incorporated into the land use Schedules.

Where the land use designation boundaries are considered as absolute, the location of the boundaries is not open to interpretation and an amendment to this Plan will be required in order to deviate from or change these boundaries.



The boundaries of potential or proposed trails, roads, or any other future elements illustrated on the Schedules are also intended to be approximate.

1.5.5 References to Statutes

Where any Act or portion of any Act is referred to in this Plan, such references shall be interpreted as referring to the stated Act or portion of the Act and any subsequent changes to or renumbering of these sections of such Act.

1.5.6 References to Ministries and Review Agencies

Throughout this Official Plan, references are made to various Ministries and agencies. While such references are considered current at the date of adoption of this Official Plan, it is acknowledged that changes may occur as a result of ongoing changes in the planning and application review processes in the Province of Ontario. No amendment to this Plan is required in order to acknowledge such changes; however, it is the intent of the Township to update such Ministry and agency references at the time that general reviews and updates of this Official Plan are undertaken.

1.5.7 Interpretation of Figures, Quantities, and Uses

It is intended that all figures and quantities herein shall be considered as approximate unless stated otherwise. Generally, where a policy requires a calculation, and the calculation exceeds a whole number by 0.5 or more, the calculation shall be the next whole number. Amendments to this Official Plan will not be required where Council is satisfied that the variance from the figure or quantity is minor and that the intent of the policy in question is met.

Where examples of permitted uses are provided for in the land use policies of this Plan, it is intended that these be recognized as representative examples as opposed to a definitive and/or restrictive list of uses. The implementing Zoning By-law shall ensure that all permitted uses are in conformity with the intent of this Official Plan.



Section 2 Strategic Directions

2.1 Vision

Long-term planning begins with a vision for the future. The following statement expresses the vision for the future of the Township of Russell, and serves as a guide for the policies of this Official Plan.

The vision for the Township of Russell Official Plan is to provide a high quality of life for residents by promoting the environmental, social, and economic sustainability of the Township and enhancing the unique features of its Villages.

2.2 Guiding Principles

The policies of the Official Plan are based on several guiding principles. Under each principle are several key objectives to help achieve the overall vision for the Villages, and the 417 Industrial Park.

1. Protecting the Natural Environment

While striving to meet human needs, the environmental integrity of the Township shall be protected by:

- Protecting natural heritage features and areas, surface water features, and ground water features;
- Conserving the Castor River floodplain and main tributaries;
- Implementing a tree planting program;
- Promoting compact development;
- Minimizing negative impacts to air quality;
- Mitigating the effects of and adapting to a changing climate; and
- Encouraging energy efficiency and diversity.

2. Promoting Healthy Communities

Healthy, active communities shall be promoted by:

- Providing a full range of built and natural settings for recreation, including community facilities, parks, open space areas, and trails;
- Encouraging a land use pattern which promotes non-motorized movement, including cycling, walking, wheelchairs, and motorized mobility aids;
- Establishing a network of connected open spaces, including trails that connect the Villages, that is accessible to all residents;
- Improving awareness of the need for accessibility and ensuring municipal infrastructure meets this need;
- Providing opportunities for public access to the Castor River shoreline and main tributaries; and
- Promoting the production of and access to locally grown and other healthy foods.

3. Creating Liveable and Complete Communities

Liveable and complete communities shall be created by:

- Managing and directing land uses to achieve efficient and resilient development and land use patterns;

- Encouraging development at a human scale and that fosters community interaction;
- Promoting a full range and mix of housing sizes, types, tenures, and densities, including, but not limited to, affordable housing, additional residential units, multi-unit housing, tiny homes, and housing for older persons and vulnerable populations;
- Creating opportunities to live and work in proximity;
- Providing opportunities for residents to age in place;
- Conserving significant built heritage resources and significant cultural heritage landscapes;
- Ensuring the provision of a full range of accessible and conveniently located community services and facilities; and
- Encouraging built form that is well designed; encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.

4. Promoting Economic Development

Economic development and competitiveness shall be promoted by:

- Providing sufficient opportunities for employment uses and designated employment areas to meet long-term objectives;
- Ensuring that a range and mix of employment opportunities are provided within the Villages, including the Embrun Business Park, and the 417 Industrial Park;
- Developing a financially viable plan for the acquisition and disposition of municipal land; and
- Revitalizing the downtown commercial districts as mixed-use, pedestrian friendly areas, including through the development and implementation of Community Improvement Plans.

5. Providing Infrastructure

Appropriate transportation and servicing infrastructure shall be provided by:

- Promoting densities and a mix of uses which are appropriate for and efficiently use planned or available infrastructure;
- Developing a land use pattern, street network, and trail system that support pedestrians, cyclists, vehicular traffic, and transit, as applicable; and
- Ensuring that the necessary servicing facilities and other infrastructure are in place to facilitate the timely and orderly development of the Villages, Embrun Business Park, and the 417 Industrial Park.

6. Supporting Community Empowerment

Local community empowerment shall be supported by:

- Ensuring meaningful public involvement in land use and development initiatives, including a beautification program.

2.3 Objectives

The objectives provide the planning and development framework for the areas subject to this Official Plan, applicable to both the public and private sectors. The objectives are intended to be implemented by the policies set out in this Official Plan.



Land Use

- a) Ensure that the Villages are developed with a compact form at an appropriate scale that is pedestrian-oriented and fosters community interaction.
- b) Create a sense of identity and continuity through design and architectural treatments that residents and visitors can recognize as characteristic of the Villages.
- c) Provide a full range of community services and facilities to cater to the residents of the individual neighbourhoods as well as the entire community.
- d) Ensure opportunities to live and work in proximity to, and recognize the employment opportunities available within, the Villages the Embrun Business Park, and the 417 Industrial Park.
- e) Require a high standard of architectural design and building materials throughout the Township and across all uses, including residential and non-residential structures.
- f) Encourage energy conservation through community and site planning and urban design.
- g) Conserve the significant built heritage.
- h) Preserve and respect existing agricultural activities within and surrounding the Villages and 417 Industrial Park as being part of the natural landscape.

Residential Development

- i) Create residential communities with a safe, healthy and functional environment to accommodate a future population of approximately 30,740 by 2046.
- j) Ensure that opportunities for a full range and mix of low, medium and high-density housing forms, including additional residential units, affordable housing, and housing for the aging population, are provided within the Villages.
- k) Require that all new residential development meets Provincial, County, and Municipal policies regarding the provision of affordable housing.

Employment Opportunities

- l) Create a commercial environment that is compatible with surrounding land uses, including recreational and tourism uses.
- m) Protect industrial employment opportunities and support them by expanding and servicing the employment lands in the 417 Industrial Park.
- n) Maintain the availability of a sufficient supply of appropriately sized and located industrial land to ensure opportunities to attract or retain businesses are optimized.
- o) Ensure that available land meets the needs of the industries the municipality is specifically targeting for attraction and retention.
- p) Provide a full range and mix of employment opportunities within the Villages, and the 417 Industrial Park.

Open Space/Environmental Features

- q) Establish a network of connected open space accessible to all residents with natural and cultural features integrated into open space



areas and providing a strong link to the open spaces associated with recreational corridors, trails, and the Castor River.

- r) Create open spaces with a clear function, a relationship to the community, and a safe environment that integrates Crime Prevention Through Environmental Design (CPTED) principles, such as natural surveillance, natural access control, and territorial reinforcement.
- s) Ensure the preservation and enhancement of significant environmental features.

Transportation

- t) Develop a land use pattern and transportation system that supports pedestrians, cyclists, local and regional transit, and vehicular traffic.
- u) Achieve a street, bike path, and trail network that is laid out in a modified grid pattern that maximizes connectivity and permeability so that there are alternate pedestrian and vehicular routes to most destinations.
- v) Design safe streets at a pedestrian scale and that are attractive public spaces while still serving vehicular traffic functions.
- w) Ensure that all new development is designed to facilitate efficient and effective public transportation operations.

Services

- x) Require that all new development generally occurs on the basis of full municipal services, with the exception of Marionville, partially serviced areas, unserviceable areas, and any unserved areas of the 417 Industrial Park.
- y) Design and implement stormwater management systems which are integrated with the open space system, and which mitigate impacts on the natural environment.
- z) Ensure that the necessary infrastructure and services are in place to facilitate the timely and orderly development of the Villages.

Finance

- aa) Ensure that the costs of services and facilities required to permit and support development are financed in a sustainable manner in accordance with the ability of the Township, the County, and landowners to pay, and the Development Charges By-law adopted by the Township.

2.4 Growth Forecast

The Township of Russell is located within the United Counties of Prescott and Russell, to the east of the City of Ottawa. One of the key factors contributing to continued steady growth in the Township is its proximity to the Ottawa area, which continues to grow steadily. The natural setting and bilingual nature of Embrun, Russell, Limoges, and Marionville make these Villages attractive communities to live and work.

2.4.1 Residential

The Township of Russell's population is expected to grow by approximately 52% by 2046 compared to 2021, representing an increase from approximately 20,160 people to 30,740 people. The number of new housing units is also projected to increase by approximately 60% over this time



period. This means that nearly 4,320 new homes may be required within the Township of Russell by 2046.

	2021	2046	Forecast change 2021-2046
Population	20,160	30,740	10,580
Housing Units	7,230	11,550	4,320

Source: 'Growth Management Strategy Update', Hemson Consulting Ltd., March 30, 2022

2.4.2 Employment

Employment is projected to continue to grow moderately to 2046, as it has in the past. Overall, the Township is expected to remain a net exporter of labour, which is to be expected given the Township's role as a more rural and residential municipality within the Ottawa-Gatineau commuter-shed.

The Township of Russell's employment is projected to grow by 59% to the year 2046, which is a forecasted increase of 2,940 jobs. The majority of the growth is expected to occur within the 417 Industrial Park.

	2021	2046	Forecast change 2021-2046
Employment	5,020	7,960	2,940

Source: 'Growth Management Strategy Update', Hemson Consulting Ltd., March 30, 2022

It is important to note that the above forecasts were prepared for the Township as a whole, whereas this Official Plan deals with the Villages and the 417 Industrial Park. Consistent with the pattern of growth over the past 20 years and the existence of prime agricultural land outside these areas, it is anticipated that the Villages, primarily Embrun and Russell, will continue to play a role as the primary focus for growth in the future. This generally conforms with the County Official Plan, which encourages growth in existing communities to maximize efficient use of available infrastructure by promoting compact development. The objective for the western portion of the County, which includes the Township of Russell, is to guide 85% or more of population growth to the Urban Policy Area (i.e. Embrun, Russell, and Limoges), and 15% or less to the Community Policy Area (i.e. Marionville), Hamlet Policy Area (not applicable within the Township of Russell), and Rural Policy Area.

2.4.3 Community Facilities

The level of service for parks generally compares favorably to other municipalities. However, to keep up with the pace of population growth over the next 25 years, additional parks will be required predominantly within future residential subdivisions and in proximity to the Recreation Complex.

2.4.4 Land Requirements

The forecasted growth in population and employment shall be accommodated through:

- Residential, mixed-use, and non-residential intensification within the settlement areas, including infill, redevelopment, and the conversion of existing buildings; and

- Development of additional land designated as employment areas, primarily but not exclusively within the 417 Industrial Park.

Furthermore, a Growth Management Strategy Update was prepared by Hemson Consulting Ltd. (March 30, 2022) (“Hemson Report”) to support the new County Official Plan, in order to evaluate whether there is sufficient vacant land to accommodate future residential and employment uses within the Settlement Areas (i.e., Villages) and the Trade and Industry Policy Areas designated in the County Official Plan, which includes the 417 Industrial Park. The Hemson Report identified that there was an insufficient land supply within the existing Settlement Areas and Trade and Industry Policy Areas, and that additional residential lands and employment lands are needed to accommodate forecast population, housing unit, and employment growth.

The new County Official Plan approved on July 7, 2023 has the effect of:

- Adding residential and employment lands to the Villages of Russell and Embrun and to the 417 Industrial Park in order to meet projected growth; and
- Redesignating certain lands which are not suitable for future urban development to Rural Policy Area.



Section 3 General Policies

The following policies will guide future development in the Township.

3.1 Principles of Growth

3.1.1 Settlement Areas

The Villages of Embrun, Russell, the western part of Limoges, and the northeastern part of Marionville comprise the Township of Russell's settlement areas.

1. The settlement areas shall be the focus of growth. Their vitality and regeneration shall be promoted.
2. Proposed expansions to the settlement area boundaries shall be subject to the requirements outlined in the PPS, 2024 and the County Official Plan.
3. Township-initiated boundary expansions shall require an amendment to the County Official Plan and the Township Official Plan, which is supported by an examination of the following justification criteria, in accordance with the PPS, 2024:
 - a) The need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
 - b) If there is sufficient capacity in existing or planned infrastructure and public service facilities;
 - c) Whether the applicable lands comprise specialty crop areas;
 - d) The evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
 - e) Whether the expanded settlement area complies with the minimum distance separate formulae;
 - f) Whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
 - g) The expanded settlement area provides for the phased progression of urban development.
4. Modifications to the Village settlement area boundaries which do not result in a net increase to the overall area within the settlement areas



shall be considered and encouraged prior to proposing a boundary expansion.

3.1.2 Village Structure

The land use designations and policies established in this Official Plan are based on key objectives regarding Village structure and form.

1. The larger Villages (Embrun and Russell) shall be structured with a primary focus on being local commercial service centers. The Village Core will act as the primary focus of activity and will accommodate a range and mix of higher intensity uses, including commercial, institutional, and residential uses. Development that contains a mix of uses, such as ground floor commercial with residential uses above, shall be encouraged.
2. Residents should have the opportunity to access basic services within a reasonable walking distance (approximately 400 meters, or five (5) minutes) or cycling distance (approximately 4 km) from their place of residence.
3. The Villages shall include a mix of land uses, while recognizing the primarily residential nature of certain areas.
4. All built form within the Villages shall be designed at a human scale.

3.1.3 Intensification

Intensification is a means of providing opportunities for the efficient use of land through the promotion of a more compact form of development. Intensification refers to the development of a property, site, or area at a higher density than currently exists. It can be achieved at different scales of built form and through different types of uses (residential, commercial, industrial, etc.).

Means of achieving intensification include:

- Redevelopment, including the reuse of brownfield sites;
- The development of vacant and/or underutilized lots within previously developed areas;
- Adaptive reuse of surplus land and buildings, including for the development of affordable housing;
- Infill development, including lot creation; and
- The expansion or conversion of existing buildings.

The benefits of intensification and compact development include:

- Efficient use of existing and cost-effective provision of infrastructure and public service facilities;
- Decreased pressure for Village boundary expansions into agricultural and rural lands;
- Greater accessibility to jobs, services, and everyday activities;
- Protection of environmental features;
- Reduction of the Township's carbon footprint;
- Promoting opportunities for active transportation and transit options; and
- More vibrant and complete communities.



1. Intensification shall be promoted within all land use designations as a means of making efficient use of existing land, infrastructure, and public service facilities. A target of 15 percent of all new residential units in the Township shall be created through intensification.
2. As with all forms of development, the compatibility of intensification proposals in existing areas must be assessed based on the compatibility criteria outlined in **Section 3.2.3 Land Use Compatibility**, in order to mitigate potential adverse impacts on existing uses and/or the character of the area.

3.1.4 Directing Growth

Phasing policies must be established in order to ensure the orderly progression of development and the timely provision of infrastructure and public service facilities.

1. Future development within each Village shall proceed, to the extent feasible, by building out from existing built-up areas in a logical manner in order to:
 - a) Facilitate a continuous road pattern;
 - b) Minimize the cost while maximizing the use of infrastructure and public service facilities; and
 - c) Reduce the distance between residential dwellings and community services.
2. The phasing of development within any greenfield areas designated for growth will not adversely affect the achievement of the intensification target and density targets set out in this Section and the other policies of this Plan.
3. The Township shall ensure that the progression of development within greenfield areas designated for growth will not adversely affect the timely provision of the infrastructure and public service facilities required to meet the current and projected needs.

3.2 Community Design

The purpose of this section is to outline urban design objectives and compatibility criteria to guide future development and contribute to the creation of liveable communities. The urban design principles and compatibility criteria are referenced throughout the Official Plan, and are intended to supplement the policies applicable to each land use designation, as set out in **Section 4 Land Use Designations**. The policies in this section apply to all types of development in the Villages, Embrun Business Park, and the 417 Industrial Park.



3.2.1 Design Principles

In addition to providing guidance with respect to land use, this Official Plan proposes to create more liveable communities by focusing on urban design, particularly of the public realm in and around the Village Cores, but also throughout all designations. A focus on urban design draws attention to how buildings and the spaces around them look and function in their setting. It contributes to creating lively places with distinctive character and establishing meaningful connections between people and the built environment.

The urban design principles outlined below are intended to assist those involved in development with an understanding of the important design elements within the Township of Russell. The principles are high-level and recognize that development proposals should be given the flexibility to address design matters in different ways, allowing for creativity and dialogue as different design responses may be appropriate depending on the context of each area. The Township may develop additional Urban Design Guidelines. Development proponents shall implement the policies of this section as well as the Township's detailed Urban Design Guidelines, where they apply.

1. Council shall promote the implementation of the following urban design principles in the preparation and review of new development proposals to:
 - a) Recognize and reflect on the history of each community;
 - b) Reflect a thorough and sensitive understanding of place, context, and setting;
 - c) Ensure the built form evolves through architectural style and innovation;
 - d) Enhance and enliven the quality, character, and spatial delineation of public spaces, including streets. In particular, blank walls facing the street shall be avoided;
 - e) Ensure that places and spaces are visible and safe, and integrate Crime Prevention Through Environmental Design (CPTED) principles;
 - f) Meet the needs of pedestrians as a priority;
 - g) Contribute to attractive public spaces and important views;
 - h) Consider and accommodate the needs of people of all ages and abilities, including children, seniors, and people with disabilities;
 - i) Ensure the form and design of new development complements, integrates, and enhances existing environmental features and landscapes;
 - j) Achieve a more compact form over time;



- k) Develop according to a modified grid network in order to provide a well-connected and integrated road system to accommodate vehicles, transit, cyclists, and pedestrians;
- l) Achieve compatibility with existing uses, as outlined in **Section 3.2.3 Land Use Compatibility**;
- m) Integrate energy efficient and green design features, as outlined in **Section 5.5.1 Energy - General**;
- n) Locate and design all large, aboveground utility infrastructure to be compatible with its environment. This shall include the coordination of the location of trees, street fixtures, telecommunications equipment, utility and light poles, and signs; and
- o) Consider designs and features that will respond to unpredictable and extreme weather resulting from a changing climate, in accordance with **Section 6.10 Climate Change**.

3.2.2 Design Guidelines

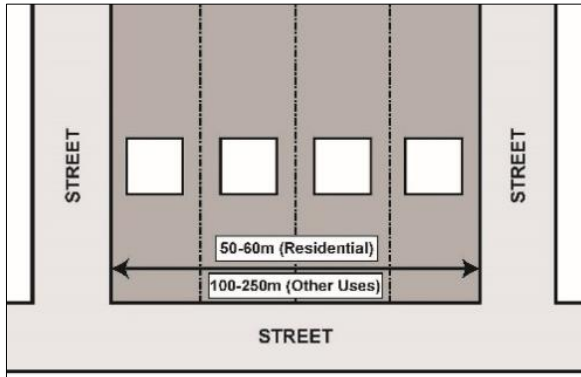
While the urban design principles outlined in **Section 3.2.1** are high-level and intended to highlight the important design elements within the Township of Russell, more specific design guidelines are provided in this Section for development within the Villages, Embrun Business Park, and the 417 Industrial Park. These design guidelines are intended to be supplemented by additional guidelines to be implemented via other tools, including separate use-specific or area-specific guidelines, or as part of a Community Planning Permit System, as applicable. In addition to the urban design principles, Council shall also promote the implementation of the following urban design guidelines in the preparation and review of development proposals.

3.2.2.1 Village Design Guidelines

1. New development should be oriented towards the street, with parking generally provided at the rear or side of the building.
2. In cases where parking can only be provided in the front of the building due to the nature of the use or the property fabric, parking shall be buffered and screened by landscaping and, only as necessary, structural elements.
3. The operational characteristics and visual appearance of loading and services areas, including garbage and outdoor storage areas, must be designed to mitigate adverse effects on adjacent properties and should be located away from residential uses and screened from roads, where possible.



4. Development blocks should generally be between 100 and 250 metres in length, with longer blocks permitted depending on topography and road alignment. Residential blocks should range between 50 and 60 metres and may be longer depending on the proposed land uses and requirements for parking and lanes.



5. The location of garages, and particularly the garage door, is an important visual component of the streetscape. Where no reasonable alternatives exist, garages may protrude to a limited extent from the main front façade of any dwelling.
6. Street trees should be aligned parallel to the street and spaced at appropriate intervals so as to provide a continuous canopy at maturity. On residential streets, the boulevard between the sidewalk and the street should be vegetated. Tree species selection should prioritise tree species which are native to the area, and which will create a street canopy.
7. Residential neighbourhoods should have sufficient lighting to support safe and comfortable use of sidewalks after dark, without unreasonable light pollution on adjacent residential areas. The height of street lights should be limited to reflect a pedestrian scale, and should be spaced appropriately and closer together along collector roads.
8. Consideration shall be given to the location of utilities within the public rights-of-way, as well as on private property. Utilities shall be clustered or grouped where possible to minimize visual impact. The Township shall encourage utility providers to consider innovative methods of containing utility services on or within streetscape features, such as gateways, lampposts, and future transit shelters, when determining appropriate locations for large utility equipment and utility cluster sites.
9. Primary exterior building materials used should be durable, natural materials that have low maintenance requirements and are climate resistant, particularly brick, stone, and engineered stone, with other materials used based on architectural merit and in combination with the preferred materials.
10. New development shall, wherever possible, incorporate significant cultural heritage resources, cultural heritage landscapes and significant

built heritage resources into its plans. The Township shall encourage the retention, renewal, and conservation of such resources.

11. The character, materials, and architectural treatment of development within the Village of Russell shall be compatible with the unique heritage character of the Village. Innovative architectural treatments shall be considered based on design merit and compatibility with the urban design principles of this Plan and any applicable urban design guidelines.
12. Development within the Village of Embrun and the Village of Russell shall contribute to the particular enhancement of the Village's built community character and convey a sense of permanence and resilience through high quality architectural design and building materials.
13. Pedestrian connections shall be provided between public streets, parking areas, and building entrances, located and designed in such a way as to promote pedestrian accessibility and safety.
14. Pedestrian spaces, including plazas and courtyards, are encouraged within the Villages. Such spaces should include features such as public art, seating, water fountains, and landscaping.
15. Main public entrances to buildings shall be designed and illuminated, as required, to be easily identifiable from the street.
16. Building design, including scale, massing, and architectural style, shall be compatible with buildings on neighbouring sites, and should employ high-quality exterior finishes and building materials.
17. Architectural and site lighting shall be designed to enhance visual interest while minimizing glare to adjacent properties or streets.
18. Buildings shall be designed to provide visual interest and weather protection for pedestrians along the building street frontage and any other building faces adjacent to an outdoor pedestrian space. Buildings should avoid the use of large blank or undifferentiated wall areas.

3.2.2.2 417 Industrial Park Design Guidelines

1. New development shall take into consideration that water and wastewater services may be provided to the 417 Industrial Park in the future. For example, to the extent possible, new buildings shall be sited in such a way as to allow the future severance of the lot once servicing becomes available.
2. Architectural and site lighting shall be designed to enhance visual interest while minimizing light pollution and glare to adjacent properties or roads and the natural environment, through the use of Dark Sky-compliant lighting fixtures, and smart lighting solutions that reduce lighting requirements. All exterior light fixtures shall be properly shielded to prevent glare and to direct light downwards and onto the development property.



3. Light spillage from development projects onto adjacent properties and roads shall be avoided. The target light levels at the development property boundaries shall be 0.0 foot candles.
4. Buildings visible from the road shall be designed to provide visual interest along street facing façades. Buildings should avoid the use of large blank or undifferentiated wall areas facing the street.
5. Landscaped frontages are required along all streets and shared accesses.
6. Buffers between uses shall be provided, as appropriate, and shall consist of landscaping and, only as necessary, structural elements.
7. Entrances to parking areas shall be clearly defined through the use of signage and curbing.
8. Building service areas, such as loading facilities, shall be located away from public view or screened from view by a landscaped buffer, or structural elements where necessary. Buildings located at intersections should provide exterior architectural details on both street fronts.
9. Plant material should be selected with regard to the climate of the Township and its ability to provide all-season screening. Native species are encouraged.

3.2.2.3 Embrun Business Park Design Guidelines

1. Main public entrances to buildings shall be designed and illuminated, as required, to be easily identifiable from the street.
2. Building design, including scale, massing, and architectural style, shall be compatible with buildings on neighbouring sites, and should employ high-quality exterior finishes and building materials.
3. Architectural and site lighting shall be designed to enhance visual interest while minimizing glare to adjacent properties or streets.
4. Buildings shall be designed to provide visual interest and weather protection for pedestrians along the building street frontage and any other building faces adjacent to an outdoor pedestrian space. Buildings should avoid the use of large blank or undifferentiated wall areas.
5. Pedestrian connections shall be provided between public streets, parking areas and building entrances, located and designed in such a way as to promote pedestrian access and safety.
6. Pedestrian spaces, including plazas and courtyards, are encouraged within the Business Park. Such spaces should include features such as public art, seating, and landscaping.
7. High-quality landscaped frontages are required along all public streets.



3.2.2.4 All Development

1. All applications for new development must conform with the policies in the County Official Plan, particularly for development adjacent to provincial highways and County roads, which may be subject to additional by-laws or regulations.
2. The Township may require a design brief to be prepared to explain how any proposed development would conform to these design guidelines.
3. Where a draft plan of subdivision is proposed adjacent to a provincial highway or County road, the layout of the subdivision should be designed such that the lots back on to the provincial highway or County road and front onto a local internal street.
4. The Township will require that all applications for new development:
 - a) Orient the principal façade and entrance(s) of main building(s) to the street. Where a building abuts more than one street, the building façade and entrances will be oriented in order of priority to the arterial, collector and local street, subject to restrictions to access on County roads;
 - b) Include windows on the building elevations that are visible from public spaces; and
 - c) Use architectural elements, massing, and landscaping to accentuate main building entrances.
5. Loading facilities, service areas, mechanical equipment (including rooftop), vents, generators, and metering devices should usually be screened from the public street, pedestrian and cycle pathways and/or adjacent ground-oriented residences. This may be achieved through:
 - a) Containment, with a preference to using the same architectural detail, style and materials as the proposed development; and/or
 - b) Screening (e.g. trees, landscaped berms, decorative walls and fences).
6. For all development projects which are subject to site plan control, light spillage onto adjacent properties and roads shall be avoided. The target light levels at the development property boundaries shall be 0.0 foot candles.
7. Consideration shall be given towards development designs and growth patterns that can support the feasibility of future transit options.

3.2.3 Land Use Compatibility

Introducing new development in existing areas, in particular through intensification, requires a sensitive approach and consideration of the area's established characteristics. In reviewing all types of development applications, Council and/or the Planning Department shall be satisfied that the proposed development is compatible with the surrounding uses.



Compatible development means development that, although it is not necessarily the same as or similar to existing buildings in the vicinity, nonetheless enhances an established community and coexists with existing development without causing undue adverse impact on surrounding properties.

Compatibility can be achieved in a variety of ways, including the provision of appropriate setbacks, buffering features, and transition in building height and massing.

3.2.3.1 General

1. Compatibility of new developments shall be assessed based on the following criteria:
 - a) Height and massing: Building height, massing and scale shall be assessed based on the planned or existing uses of adjacent properties as well as the character established by the prevailing pattern of abutting development and development that is across the street;
 - b) Setbacks: Prevailing patterns of rear and side yard setbacks, building separation, landscaped open spaces and outdoor amenity areas as established by existing zoning where that pattern is different from the existing pattern of development;
 - c) Transition: The need to provide a transition between areas of different development intensity and scale, including through the use of incremental changes in building height, massing, setbacks and step-backs;
 - d) Outdoor amenity areas: the privacy of outdoor amenity areas of adjacent residential units must be respected;
 - e) Shadowing: shadowing on adjacent properties must be minimized, particularly on outdoor amenity areas;
 - f) Lighting: the potential for light spill over or glare onto adjacent light-sensitive areas must be minimized;
 - g) Noise and air quality: The development should be located and designed to minimize the potential for significant adverse impacts on adjacent sensitive uses related to noise, odours, and other emissions;
 - h) Parking: adequate on-site parking must be provided, with minimal impact on adjacent uses;
 - i) Vehicular access: the location and orientation of vehicle access must take into account impact on adjacent properties including noise, glare and loss of privacy; and



- j) Traffic impacts: the road network in the vicinity of the proposed development can accommodate the traffic generated.
2. Compatibility of new buildings with their surroundings shall be achieved in part through the design of the portions of the structure adjacent to existing buildings and/or facing the public realm. Proponents of new development will demonstrate, at the time of application, how the design of their development fits with the existing desirable character and planned function of the surrounding area in the context of:
- a) Setbacks, heights and transition;
 - b) Façade and roofline articulation, including on both street-facing sides of a building on a corner lot;
 - c) Colours and materials;
 - d) Architectural elements, including windows, doors and projections;
 - e) Pre- and post-construction grades on site; and
 - f) Incorporating elements and details of common characteristics of the area.

3.2.3.2 Major Facilities, Industrial Uses, and Sensitive Land Uses

Major facilities are defined in **Appendix A** of this Plan. Development of all major facilities and sensitive land uses shall be in accordance with the policies of the County Official Plan, and with the following policies:

- 1. Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise, and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.
- 2. Sensitive land uses that are proposed in proximity to major facilities, which includes but is not limited to those identified in the County Official Plan, shall require appropriate studies related to odour, noise, and other contaminants or hazards as part of a complete application.
- 3. Within the 417 Industrial Park, an appropriate transition to sensitive land uses shall be required to ensure land use compatibility and mitigate adverse effects. The transition might include landscaping buffers, prohibiting outdoor operations, storage, or facilities, requiring additional air filtration, noise reduction, or land uses that may require a smaller separation distance to adequately mitigate and minimize adverse effects to the sensitive land use.
- 4. The potential influence areas (i.e., areas within which adverse effects may be experienced) for industrial uses which would trigger a study in



accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-Series Guidelines are as follows:

- a) Class I Industries: 70 metres;
 - b) Class II Industries: 300 metres; and
 - c) Class III Industries: 1,000 metres.
5. The following minimum separation distances shall apply between industrial uses and sensitive land uses:
- a) Class I Industries: 20 metres;
 - b) Class II Industries: 70 metres; and
 - c) Class III Industries: 300 metres.
6. In determining what constitutes a Class I, II, or III industrial facility, reference should be made to the MECP D-Series Guidelines. Under no circumstances can a separation distance be less than the listed separation distances for a Class I, II, or III industrial use.

3.3 Generally Permitted Uses

Certain land uses are considered characteristic and supportive of the daily life and function of the community. For convenience, these uses have been grouped as generally permitted uses. They shall be permitted within a wide variety of land use designations, subject to the policies set out below and in other applicable sections of this Official Plan and the County Official Plan.

3.3.1 Accessory Uses, Buildings or Structures

1. Wherever a use is permitted in the land use designation, it is intended that uses, buildings, or structures which are incidental, accessory, or essential to the use shall also be permitted.

3.3.2 Agricultural Uses

1. Agricultural uses are subject to the application of the Minimum Distance Separation (MDS) formulae as set out in The Minimum Distance Separation (MDS) Document from the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA). In accordance with MDS Guideline #36, MDS formulae do not apply within settlement areas.

3.3.3 Bed and Breakfasts

1. A bed and breakfast establishment may be permitted as an accessory use within a single-detached dwelling, provided the bed and breakfast is clearly secondary to the residential use. The Zoning By-law shall establish appropriate provisions and standards for bed and breakfast uses.



3.3.4 Community Gardens

1. Community gardens shall be permitted in the Residential, Multi-Unit Residential, Commercial, and Open Space designations.

3.3.5 Day Care Centres

1. Day care centres that provide daily temporary care of children, seniors, and/or people with disabilities will be permitted in the Residential, Multi-Unit Residential, Commercial, and Village Core designations. The Zoning By-law may include area-specific provisions to regulate the type, size, and location of these uses.

3.3.6 Emergency Shelters

1. Where the Zoning By-law permits a dwelling, the Zoning By-law will also permit an emergency shelter. Emergency shelters shall be designed in a manner compatible with the general area. The Zoning By-law may include provisions to regulate the size and location of this use.

3.3.7 Home-Based Businesses

1. Where the Zoning By-law permits a dwelling, a home-based business will also be permitted. A home-based business includes home occupations. The Zoning By-law may include standards to ensure compatibility with surrounding uses and to ensure that this use remains clearly accessory, secondary, incidental, and subordinate to the principal residential use of the property. Reference must be made to the County Official Plan for additional policies.
2. Home-based businesses shall be conducted entirely within a dwelling unit, or in an accessory building or part thereof.
3. Home-based businesses of an industrial nature, also known as home industries, may be permitted outside of residential areas and must be conducted primarily within an accessory building, in accordance with the Zoning By-law.

3.3.8 Housing

3.3.8.1 Additional Residential Units

1. In accordance with the Planning Act, a total maximum of three (3) residential units are permitted on a lot containing a single-detached, semi-detached, or townhouse dwelling, in accordance with the following:
 - a) The single-detached, semi-detached, or townhouse dwelling is located in a designation that permits residential uses;
 - b) A maximum total of three (3) residential units are permitted within the single-detached, semi-detached, or townhouse dwelling (e.g., the primary dwelling unit, a basement apartment, and an upper-storey apartment), if no detached building or structure ancillary to the single-detached, semi-detached, or townhouse dwelling contains any residential units;



- c) One (1) residential unit is permitted within a detached building or structure (e.g., a detached garage, tiny home, coach house) that is ancillary to the single-detached, semi-detached, or townhouse dwelling, if the single-detached, semi-detached, or townhouse dwelling contains no more than 2 (two) residential units;
 - d) There is adequate municipal water and sewer capacity and infrastructure to accommodate any additional residential units;
 - e) Where an additional residential unit is proposed on private or partial water and/or wastewater services, there is adequate servicing capacity and a hydrogeological study, including interference impact assessment and/or terrain analysis, and a geotechnical study shall be required;
 - f) The additional residential units shall not be permitted in a building located within hazardous lands, such as a flood plain;
 - g) Severances to subdivide an additional residential unit from the primary single-detached, semi-detached, or townhouse dwelling shall not be permitted; and
 - h) The additional residential unit complies with the requirements of the Ontario Building Code and Fire Code, Zoning By-law, and other municipal by-laws.
2. The Zoning By-law shall establish standards related to additional residential units, such as setbacks for additional residential units contained in detached buildings and structures and parking requirements.

3.3.8.2 Coach Houses

- 1. Where the Zoning By-law permits a single-detached, semi-detached, or townhouse or duplex dwelling, a coach house may be established in accordance with the policies in this Section. The Zoning By-law will establish criteria to govern compatibility of these units with the primary dwelling and surrounding land uses.
- 2. A coach house may be a tiny home, in accordance with the policies in **Section 3.3.8.7 Tiny Homes**.
- 3. A coach house will only be permitted where the primary dwelling does not contain a garden suite, rooming units, or an additional residential unit within a detached building or structure ancillary to the primary dwelling, and where the primary dwelling is located on:
 - a) on a lot in the Full Municipal Serviced Area, and only where municipal or communal water and wastewater services are currently provided to the primary dwelling; or
 - b) on a lot in a Privately or Partially Serviced Area and is:

- i. serviced by a private water and wastewater system, and where the coach house will share the water and wastewater system with the primary dwelling; or
 - ii. serviced by one municipal or communal service (water or wastewater) and one private service, and where the coach house will share the municipal or communal service with the primary dwelling.
- 4. A coach house may not be severed from the lot accommodating the primary dwelling.
- 5. Applications for minor variances with respect to coach houses shall have regard for all applicable policies of this Plan, as well as the following considerations:
 - a) The coach house is in no circumstances taller than the primary dwelling;
 - b) The proponent can demonstrate that the privacy of the adjoining properties is maintained;
 - c) The siting and scale of the coach house does not negatively impact abutting properties;
 - d) Significant trees and plantings are preserved on the subject property;
 - e) Any streetscape character impacts are addressed through the coach house design and siting; and
 - f) There is adequate water and wastewater capacity to accommodate the coach house. Where the coach house will be on private services or partial water and/or wastewater services, a hydrogeological study, including interference impact assessment and/or terrain analysis, and a geotechnical study shall be required.

3.3.8.3 Garden Suites

Garden suites are one-unit detached residential structures containing bathroom and kitchen facilities, and are designed to be portable and are accessory to an existing residential structure. Garden suites are an affordable housing type, in part, because they do not require the purchase of land, they are ancillary to existing dwellings, and are relatively inexpensive to install. Garden suites are especially suitable for some groups such as seniors because they provide affordable housing and enable older adults to live independently while receiving informal support from family members or a caregiver in an independent unit.

1. Where the Zoning By-law permits a single-detached or semi-detached dwelling, a garden suite may be permitted subject to a Zoning By-law Amendment as a temporary use, for a period not to exceed twenty (20) years from the date of the passing of the by-law. However, Council may



by by-law grant further periods of not more than three (3) years each during which the temporary use is authorized, in accordance with the Planning Act. The Zoning By-law shall include regulations for unit size and other performance standards.

2. Garden suites shall be permitted where there is adequate water and sewage capacity on the lot to service the suite.
3. A garden suite will not be permitted in conjunction with a group home, or on a lot contain an additional residential unit within a detached structure or coach house.
4. As per the Planning Act regulations for garden suites, Council may require the owner of the suite or any other person to enter into an agreement with the municipality dealing with such matters related to the temporary use of the garden suite as the Council considers necessary or advisable, including:
 - a) The installation, maintenance and removal of the garden suite;
 - b) The period of occupancy of the garden suite by any of the persons named in the agreement; and
 - c) The monetary or other form of security that the Council may require for actual or potential costs to the municipality related to the garden suite.

3.3.8.4 Group Homes

1. It is the intent of this Official Plan to recognize the need for group homes, to recognize the needs and concerns of residents, and to ensure effective integration of group homes in the community in order that they will function successfully and achieve community acceptance. In order to achieve this result, two methods will be used:
 - a) Appropriate regulations will be included in the Zoning By-law; and
 - b) The Township will provide direct input to the Provincial licensing and/or approval authorities. These authorities should circulate all group home applications to the Township for input and consider the comments received.
2. Group homes shall generally be permitted in all land use designations which permit residential uses, subject to subsection 3(b), below. They shall be permitted in a detached dwelling or in a semi-detached dwelling or duplex dwelling, provided that both units are occupied by one group home operation and that the total number of residents does not exceed ten (10). An additional residential unit, coach house, or a garden suite shall not be permitted on the same lot as a licensed group home.
3. The implementing Zoning By-law will specifically define all approved group homes and divide them into two separate categories:



- a) Those which do not depend to as great an extent upon community integration and a location in a built-up area for the success of the program and which would, therefore, be allowed in any zone which allows a residential use; and
- b) Those which rely more heavily on a structured community in order to fulfill their mandate and which would, therefore, be allowed only in residential zones in the Villages.

3.3.8.5 Rooming Houses

1. Where the Zoning By-law permits a dwelling, the Zoning By-law will also permit a rooming house. The Zoning By-law may include area-specific provisions to regulate the size and location of rooming houses. The Zoning By-law may provide for the location of larger-sized facilities in areas of higher density, as appropriate.

3.3.8.6 Seniors Housing

1. Where the Zoning By-law permits an apartment dwelling, the By-law will also permit seniors housing that is not a residential care facility as defined in the Zoning By-law.

3.3.8.7 Tiny Homes

Tiny homes are small, private, self-contained dwelling units that can be a primary home or a separate structure on the same lot as an existing principal dwelling (i.e., as a detached additional residential unit). Tiny homes are dwelling units that are intended for year-round use and do not include campers, recreational vehicles, cottages, and other seasonal use structures. They are a housing type that promotes affordability and increased homeownership opportunities, and may be desirable to a broad range of demographics, including young workers and families, aging residents, and residents seeking to down-size to a smaller housing type.

1. Tiny homes shall generally be permitted wherever single-detached dwellings are permitted or as an additional residential unit, provided that there is adequate water and sewer capacity to accommodate the use.
2. Tiny homes shall comply with the minimum and maximum size requirements established in the Zoning By-law, and as may be amended by the Building Code.
3. Tiny homes shall be required to comply with all other requirements of the Ontario Building Code and Fire Code, Zoning By-law, and other municipal by-laws, as amended.

3.3.9 Institutional Uses

1. Institutional uses such as schools, day care centres, hospitals, residential care facilities, museums, places of worship, cemeteries, libraries, public uses, community centres, and similar uses will generally be permitted within the Community Facility designation, and may be permitted in other land use designations within the Villages, provided



that the use will not detract from the primary function of the area and is in keeping with the character of the surrounding area. Within residential designations, only institutional uses that do not adversely affect the surrounding area shall be permitted.

2. Before any development that will generate additional students is approved, Council should be assured that the necessary student accommodation and any required school busing would be provided.
3. Notwithstanding the above policies, an institutional use associated with hospitals, residential care facilities, pre-schools, school nurseries, day care centres, and schools, shall not be permitted to locate in hazardous lands or on hazardous sites where there is a threat to the safe evacuation of users or occupants during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion.

3.3.10 Public Uses

1. Notwithstanding any policy in this Official Plan, public utilities, including electricity generation facilities and transmission and distribution systems, shall be permitted in all land use designations without an Official Plan amendment. Secondary uses, such as active and passive recreation, community gardens, other utilities, and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of the electricity transmission and distribution facilities and that secondary uses require technical approval from Hydro One Networks Inc.

3.3.11 Temporary Farmers' Markets

1. Temporary farmers' markets shall generally be permitted on all lands designated Village Core, Commercial, and Open Space in order to facilitate residents' access to locally grown and other healthy food products.

3.3.12 Wireless Communication Facilities

1. Wireless communication facilities shall be permitted subject to the Township's Wireless Installation Protocol.

3.3.13 Wayside Pits and Quarries

1. Subject to the policies of the County Official Plan, wayside pits and quarries, portable asphalt plants, and temporary concrete batching plants used on public authority contracts are not permitted within the Urban Policy Areas, Community Policy Areas, and Natural Heritage Policy Area features as identified on the Schedules of the County Official Plan. A permit for a wayside pit or quarry is granted subject to the provisions of the Aggregate Resources Act and as such, the public consultation process and the rehabilitation of the site must be carried out in conformity with the Act.



3.3.14 Other Uses

1. Reference must be made to the policies of the County Official Plan for policies related to other uses that are generally permitted in all land use designations within the Township of Russell Official Plan, subject to the County policies, including public utility and municipal services and facilities; utility and communication facilities corridors; and existing land uses and non-conforming uses.

3.4 Residential Development

3.4.1 Residential Densities

Density is a relative term that is used to define the scale and grain of development. It is typically a measure of persons or dwelling units per unit of land area. Net residential density is usually expressed in number of dwelling units per hectare and is a measure based on the area of land exclusively in residential use, including private roads and parking areas but excluding public streets, rights-of-way, parks, and non-residential uses.

Residential densities tend to increase or decrease depending on housing type. Typically, medium and high-density residential housing include multi-unit developments such as townhouses and apartment buildings. However, it is important to recognize that higher density development can also be achieved through single-detached or semi-detached dwellings on smaller lots, while apartment buildings surrounded by large parking areas can significantly decrease their density. In other words, housing type can affect density, but other factors must also be taken into consideration.

The number of dwelling units permitted in an area should be flexible to address other policies of this Plan. Generally, neighbourhoods should contain a variety of dwelling types at different densities in order to provide an appropriate range and mix of housing options, including housing for seniors and people with special needs, affordable housing, and housing types to support the needs of a variety of households and Russell's workforce. However, this is not always possible or desirable. Therefore, some neighbourhoods may consist predominantly of one form of housing, provided nearby neighbourhoods have a mixture of housing types and densities.

Percentage-based Residential Densities – Villages

Percentage-based density targets are intended to be measured by land area on an annual basis as a result of new development across the Villages, and are not intended to be a requirement of every new individual development.

1. In accordance with the County Official Plan, subject to the availability of water and wastewater services, new development areas within Embrun, Russell, and Limoges shall generally achieve an overall mix by net area of 70% low density, 20% medium density and 10% high density residential development. Where appropriate, slight variations to this density target shall be permitted without an amendment to this Official Plan.



2. In accordance with the County Official Plan, subject to the availability of water and wastewater services, new development areas in Marionville shall generally achieve an overall mix of 80% low density, and 20% medium density residential development subject to required studies including a hydrogeological study and approval by the relevant authorities.
3. The Township shall monitor new developments to determine whether the percentage-based density targets have been cumulatively achieved across the Villages, through an annual report to Council.
4. The Township shall encourage a mix of housing sizes, types, tenures and densities within new development areas and new residential development proposals consisting of more than 10 lots.

Residential Densities – Units Per Net Hectare for Individual Developments

1. For individual new development projects, densities should be calculated based on units per net hectare to determine if an individual development meets the required densities in these policies.
2. For the purposes of this Official Plan and in accordance with the County Official Plan, residential densities for Embrun, Russell, and Limoges are defined as follows:
 - a) Low: up to 35 units/net hectare;
 - b) Medium: 36 to 55 units/net hectare for single-detached dwellings, semi-detached dwellings, and townhouses, and 36 to 75 units/net hectare for stacked townhouse dwellings and apartment dwellings; and
 - c) High: 56 units/net hectare and above for single-detached dwellings, semi-detached dwellings, and townhouses, and 76 units/net hectare and above for stacked townhouse dwellings and apartment dwellings.
3. For the purposes of this Official Plan and in accordance with the County Official Plan, residential densities for Marionville are defined as follows:
 - a) Low: up to 6 units/net hectare; and
 - b) Medium: up to 10 units/net hectare.
4. The calculation of net residential density does not include additional residential units.

3.4.2 Affordable Housing

Affordable housing is a fundamental building block for healthy, liveable communities. The Official Plan policies seek to increase the supply of affordable housing within the Villages in order to accommodate social diversity and provide housing that suits the needs of a variety of households.



1. The provision of affordable housing shall be supported by encouraging infill, intensification, and adaptive reuse where appropriate, and providing for an appropriate mix and range of housing sizes, types, and tenures. The provision of non-profit housing and housing for vulnerable populations by private and non-profit housing corporations shall generally be encouraged, provided that it is not concentrated in any particular area of the Villages and that it is compatible with surrounding development.
2. A target of 30 percent (30%) of new residential units resulting from new residential development, and from intensification through conversion of non-residential structures, infill, and redevelopment, shall be affordable.
3. When evaluating proposals for new residential development or redevelopment, the Township may require a proponent to provide a portion of the development as affordable housing units, in order to help meet the affordable housing target.
4. The Township shall encourage an appropriate and diverse mix of housing options suitable for a variety of household sizes. This can be achieved through the provision of rental and ownership residential units, residential infilling and intensification, and the development of housing forms and densities designed to be affordable; for example, higher-density multi-unit housing, additional residential units, garden suites, and tiny homes.
5. The Township shall encourage development proponents to consider the provision of housing ownership models such as life lease housing and co-ownership housing.
6. Council may consider identifying surplus Township-owned sites that may be made available and prioritized for the development of affordable housing. Council may consider the development of a Surplus Lands Disposal By-law.
7. Council shall ensure that the Township of Russell Housing Needs Assessment and Housing Action Plan (2024) informs housing development decisions to meet community needs, including affordability and the provision of housing for all ages and demographics.
8. Reference must be made to the County Official Plan for additional policies. The Township may consult and collaborate with the County's Housing Services Department.

3.5 Community Hubs

Community hubs offer co-located or integrated public service facilities, promoting cost-effectiveness and facilitating service integration, access to transit and active transportation.

1. The Township supports and encourages the co-location of public service facilities within community hubs where appropriate in order to



promote cost-effectiveness, facilitate service integration, and access to active transportation.

3.6 Contaminated Sites

Potentially contaminated sites include lands where contaminants may be present due to previous industrial, commercial, transportation, utility, or other uses. Sources of site contamination can include disposal of waste materials, raw material storage, residues left in containers, maintenance activities and spills. Some commercial uses, such as gasoline stations and automotive repair garages have a similar potential.

It is the intent of this Plan to ensure that proper decommissioning and cleanup of contaminated sites take place prior to their development or reuse.

1. An application for development or redevelopment requiring a building permit, minor variance, Zoning By-law amendment, consent, subdivision or amendment to this Plan on lands that are known or suspected of being contaminated may be subject to an environmental site assessment that must be prepared by a qualified engineer. If necessary, a site remediation plan prepared in accordance with Provincial guidelines will be required.
2. Where remediation work is required, it will be a condition of approval of the development or redevelopment that appropriate measures are taken to implement the components of the site remediation plan. A Record of Site Condition may also be required.
3. Site plan control may be used as a measure to enhance site decommissioning and remediation.
4. Sites known to be contaminated may be placed in a holding category in the Zoning By-law to ensure that they are properly decommissioned prior to development. The holding symbol may be removed when the site is approved according to the site remediation plan. A Record of Site Condition acknowledged by the Ministry of the Environment, Conservation and Parks (MECP) may also be required.
5. Requirements for Records of Site Condition shall be determined in accordance with provincial legislation and regulations, as amended from time to time, without the need for an Official Plan Amendment to recognize any updates or changes to the provincial requirements.
6. An affidavit will be required from a qualified person as defined by provincial legislation and regulations, confirming that a Phase 1 Environmental Site Assessment (ESA) has been completed in accordance with Ontario Regulation 153/04.

3.7 Employment Areas

While it is expected that the Township of Russell will remain a net exporter of labour, employment is projected to increase over the planning horizon to 2046. One of the objectives of this Official Plan is to ensure that an



appropriate range and mix of employment opportunities are provided within the Villages, Embrun Business Park, and the 417 Industrial Park. The Embrun Business Park is recognized as key lands where employment uses are encouraged to be located, in accordance with the policies in **Section 4.6** of this Plan. However, within the Township, employment areas as defined in the PPS, 2024 consist only of those lands designated as Trade and Industry Area in the County Official Plan, and which are designated as Industrial Park on Schedule A5. Further policies regarding development within the Industrial Park designation are also provided in **Section 4.7** of this Plan.

1. The Township will plan for, protect, and preserve employment areas for current and future employment uses, and ensure that the necessary infrastructure is provided to support current and projected needs.
2. Development on lands within 300 metres of lands designated as Industrial Park shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses.
3. The Township will discourage the removal of lands designated as Industrial Park for other purposes.
4. Applications to remove lands from employment areas designated as Trade and Industry Policy Area under the County Official Plan shall only be considered in accordance with the PPS, 2024 and the policies in the County Official Plan where it has been demonstrated that:
 - a) There is an identified need for the removal and the land is not required for employment area uses over the long term;
 - b) The proposed uses would not negatively impact the overall viability of the employment area by:
 - i. Avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with applicable land use compatibility policies;
 - ii. Maintaining access to major goods movement facilities and corridors;
 - c) Existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and
 - d) the Township has sufficient employment lands to accommodate projected employment growth to the planning horizon to 2046.

Where lands have been removed from employment areas, Council shall update the Official Plan in accordance with the provisions of the Planning Act, as amended.

5. Modifications to lands designated as Trade and Industry Policy Area under the County Official Plan and as Industrial Park under the Township Official Plan which do not result in a net increase to the



overall land use designation shall be considered and encouraged prior to proposing a boundary expansion.

3.8 Parks, Leisure Areas, and Greenspaces

The Township's greenspaces assume many forms; they may consist of forested areas, sports fields and playgrounds, cemeteries, areas along the Castor River, stormwater management ponds, and other surface water features. They may be active or passive areas and in either public or private ownership. For the purposes of this Official Plan, greenspaces include areas designated as Open Space, smaller areas zoned for parks but not designated as such, and recreational pathways such as the New York Central Recreational Trail.

In contrast, parks and leisure areas are a specific type of greenspace. They are the playgrounds, parks and sport fields that provide people with their most frequent contact with greenspace, and include major facilities such as arenas and community complexes. They come in various shapes and sizes, depending on how they are used. Parks and leisure areas should be well distributed within neighbourhoods and easily accessible.

The general objectives of the following policies are to provide an adequate supply of accessible parks, leisure areas and greenspaces in the Villages and to improve the connectivity between existing parks, leisure areas and greenspaces, recognizing the contribution they make to a high quality of life.

3.8.1 Greenspaces

1. The Township shall seek to improve the existing greenspace network and the connectivity between greenspaces through the review of development applications; the design of transportation corridors, infrastructure and other municipal facilities; and partnerships with public and private partners to provide access to greenspace.
2. The Township shall seek to acquire and secure land in the Villages where public ownership is required for greenspace purposes.
3. The greenspace function of any surplus municipal lands shall be considered and evaluated prior to any disposal decision being made.
4. When reviewing development applications with respect to privately owned greenspace, the Township will consider opportunities to maintain links through the area to minimize the impact of the loss and may consider acquisition of the land. This is particularly the case for lands located along streams that offer opportunities for the development of a trail and/or trail system.
5. A greenspace target of approximately 16% to 20% of gross land area will be pursued within each Village. Greenspace that is privately owned, where access is restricted, or which is only temporarily available as greenspace, shall not be included in the target.
6. The Township shall seek to provide greenspace within 400 metres of residential uses within primarily residential areas.



7. When reviewing development applications within Embrun and Russell, the Township shall consider securing public access to the Castor River shoreline.

3.8.2 Parks and Leisure Areas

1. A parks and leisure areas target of approximately 8% to 10% of gross land area will be pursued within each Village as a whole. This target should not include land used for access to the parks and leisure areas.
2. The location and features of new parks and leisure areas should be identified with consideration for the existing geographic distribution of parks within the Township, the demographic and economic profile of the surrounding area, the existing inventory of similar parks and features within the Township, any identified needs concerning parkland types or features within the Township, and opportunities to co-locate with schools.
3. New parks and leisure areas should be conveniently located in order to provide neighbourhood focal points. They should have at least one lot line with full frontage on a public street, access to municipal water, sanitary sewer, and utilities, and be easily accessible by foot or bicycle. They should be visible from many vantage points within the community and be distributed equitably within the community.
4. Parkland in future subdivisions will be acquired with consideration for its connectivity into the existing trail system and contribution to expanding the Township's trail system. New parks shall be designed with optimal connectivity to the trail system.
5. Where feasible and appropriate, adjacent subdivisions should be planned in such a way as to allow for their respective parks and leisure areas to be amalgamated, thereby creating larger amenity areas.
6. Generally, lands dedicated for park purposes will be located within the land area that is being subdivided, developed or redeveloped. However, the Township may consider the dedication of land that is not part of the development where it is satisfied that the parkland provides a benefit to the residents of the land being developed and the community as a whole.
7. Reference must be made to **Section 9.3.8 Parkland Conveyance** for policies with respect to parkland dedication and cash-in-lieu of parkland.
8. New parks shall be situated according to the typologies set out in the table below.



Typology	Service Area	Size	Location	Frontage
District Park	Township-wide	10 ha minimum	Situated along a collector road	75% continuous frontage on abutting streets

Typology	Service Area	Size	Location	Frontage
Community Park	Community-wide	3.2 ha to 10 ha	Situated along a collector road	50% continuous frontage on abutting streets
Neighbourhood Park	Approx. 10-minute (800 m) walking distance	1.2 ha to 3.2 ha	Situated along a local road	50% frontage on abutting streets
Parkette	Approx. 2 to 5-minute (200 to 450 m) walking distance	0.4 to 1.2 ha	Situated along a local road	50% frontage on abutting streets
Passive Park	Township-wide	Variable	Situated adjacent to Castor River or New York Creek	Access point(s) from abutting streets

Section 4 Land Use Designations

This section of the Official Plan sets out land use policies applicable within the Villages and the 417 Industrial Park. All properties within these areas are assigned a land use designation, as illustrated on Schedules A1 to A5. For each land use designation, specific policies provide a framework for making land use decisions. The policies also provide the basis for the implementing Zoning By-law, which must be in conformity with the Official Plan.

The Township of Russell's Villages and the 417 Industrial Park are also subject to designations and associated policies outlined in the County Official Plan, as follows:

- Embrun – Urban Policy Area
- Russell – Urban Policy Area
- Limoges – Urban Policy Area
- Marionville – Community Policy Area
- 417 Industrial Park – Trade and Industry Policy Area

The Township of Russell Official Plan complements the County Official Plan by providing more detailed designations and policies for these areas.

4.1 Village Core

The Village Core areas are the heart of the Villages of Embrun, Russell, and Limoges. In Embrun, the designation is focused along Notre-Dame Street, while in Russell it affects lands in the vicinity of Castor Street, Mill Street, and Concession Street. In Limoges, the designation is smaller in scale and is focused along Limoges Road. Policies for the Village Core designation aim to promote compact, mixed-use, pedestrian-friendly activity nodes where people can live, work, and play. It is intended that the Village Core designation contain the greatest concentration and range of commercial uses, in addition to medium and high density residential uses (36 units/net hectare and above) and other complementary uses.

Objectives

The objectives of the Village Core designation are to:

- Promote a mix and range of uses that meet the needs of the community;
- Encourage intensification through infill and redevelopment;
- Protect cultural heritage resources in accordance with the policies of **Section 7 Cultural Heritage** in this Plan; and
- Promote an active, pedestrian-oriented streetscape.

4.1.1 General

1. Permitted uses in the Village Core designation include medium and high density residential, as specified in **Section 3.4.1 Residential Densities**, commercial, institutional, and recreational uses.
2. New development shall be oriented toward the street.



3. Infill and redevelopment of existing buildings shall be encouraged as a means to promote intensification and compact form.
4. The development of mixed-use buildings is encouraged, with a particular focus on ground-oriented retail commercial or office uses and residential uses on upper floors or at the rear, within the principal building or in a separate building.
5. Redevelopment of residential uses to include more units within the same area, or which include a mix of uses including residential uses is encouraged.
6. Commercial uses may be required on the ground floor along certain street frontages in order to promote a mixed-use environment.
7. A Community Planning Permit System may be adopted for the Village Core designation in order to control development and design, and to streamline the development approval process.
8. The lands designated Village Core are considered a high priority as a Community Improvement Project Area.
9. Development in the Village Core designation may be subject to site plan control.

4.1.2 Residential

1. Medium and high-density residential development, as specified in **Section 3.4.1 Residential Densities**, shall be encouraged, where appropriate and compatible.
2. New low density residential development, as specified in **Section 3.4.1 Residential Densities**, shall only be permitted in mixed-use buildings with street-oriented non-residential development. Otherwise, low density residential development shall be directed to the Residential designation. New single-detached dwellings shall not be permitted.
3. The redevelopment of existing low-density residential uses into non-residential uses or mixed-use development with a higher density residential component is encouraged.
4. In the case of mixed-use buildings, parking for residential uses will be distinctly identified from the parking for commercial uses.
5. Home-based businesses shall be permitted provided they satisfy the policies of **Section 3.3.7 Home-Based Businesses** of this Plan and the County Official Plan, and do not detract from or result in negative impacts to other commercial uses in the Village Core.

4.1.3 Non-Residential

1. A diverse range of small-scale, non-residential uses shall be encouraged in order to serve the needs of local residents and visitors. These include retail stores, personal service establishments, offices,



restaurants, banks, community facilities, parks, and tourist-oriented uses, and shall not include industrial uses or those that are incompatible with a mixed-use urban environment.

2. The maintenance and improvement of existing commercial buildings shall be encouraged.
3. Non-residential uses may be exempt from off-street parking requirements. Council may require that cash-in-lieu be paid to the Township of Russell in such cases in order to establish central public parking lots. Council may waive the cash-in-lieu requirement to promote preservation of architectural aspects of a building or promote restoration of an older building by lowering the redevelopment costs.

4.1.4 Pedestrian and Vehicle Circulation

1. Clear signage and pavement markings shall be provided to clearly identify pedestrian crossings.
2. Adequate parking and off-street loading facilities and services shall be provided.
3. Where off-street parking is required, such parking shall be located to the rear or side of buildings in order to foster a pedestrian-friendly environment, unless the lot characteristics require parking to be located in the front of the building.
4. Parking lots will be conveniently placed, located, and designed in such a manner as to provide safe pedestrian access to public roads and sidewalks, including through the provision of dedicated pedestrian walkways.

4.1.5 Outdoor Amenity Areas

1. Proponents of development will demonstrate that the development minimizes undesirable impacts on the existing private amenity spaces of adjacent residential units through the siting and design of the new building(s), or the use of screening, lighting, landscaping, or other mitigating design measures.
2. Applications to develop residential or mixed-use buildings will include well-designed, usable amenity areas for the residents that meet the requirements of the Zoning By-law. These areas may include private amenity areas and communal amenity spaces such as balconies or terraces, rooftop patios/gardens, and communal outdoor at-grade spaces (e.g. plazas, courtyards, squares, and yards). The specific requirements for the private amenity areas and the communal amenity spaces shall be determined by the Township and implemented through the Zoning By-law and site plan agreement.

4.1.6 Public Art

1. Proponents of prominent developments are encouraged to include site-specific public art, and to incorporate art installations curated by residents.

4.2 Residential

Housing is a fundamental building block for healthy, liveable communities. Providing suitable housing choices to meet people's diverse needs contributes to improving the quality of life of residents.

The Residential land use designation applies to areas that are intended to be primarily developed with a range of low and medium density housing of various types and tenures, which may include single-detached, semi-detached and duplex dwellings, as well as townhouses. Apartments shall be limited and only permitted in appropriate locations. The policies outlined below are intended to result in the design of cohesive and well-connected neighbourhoods throughout the community and provide for new residential opportunities, including through intensification and redevelopment. Although the majority of housing will be developed on land designated Residential, residential uses are also permitted on lands designated Multi-Unit Residential, Village Core, and Commercial.

Objectives

The objectives of the Residential designation are to:

- Promote a range of housing sizes, types, and tenures generally limited to low and medium density housing (up to 55 units/net hectare for single detached dwellings, semi-detached dwellings, and townhouses, and up to 75 units per net hectare for stacked townhouse dwellings and apartment dwellings in Embrun, Russell, and Limoges; and up to 6 units per net hectare for low density and up to 10 units per net hectare for medium density in Marionville), with opportunities for high density housing in appropriate locations;
- Ensure that residential intensification and redevelopment is compatible with surrounding uses;
- Encourage housing opportunities that are in proximity to work, shopping, and recreation to encourage walking and cycling; and
- Consolidate existing neighbourhoods and promote the development of new neighbourhoods to meet projected needs.

4.2.1 Residential Policies for Embrun, Limoges, and Russell

1. Permitted uses in the Residential designation shall include a range of housing sizes, types, and tenures to meet the needs of all ages, incomes, and life circumstances. Development shall primarily consist of low and medium density housing, as specified in **Section 3.4.1 Residential Densities**, including but not limited to single-detached, semi-detached, townhouse, duplex, stacked townhouse, and apartment dwellings.
2. High density housing, as specified in **Section 3.4.1 Residential Densities**, including stacked townhouse dwellings and apartment



dwelling shall also be permitted in the Residential designation in accordance with the following criteria:

- a) Development must be:
 - i. Fronting on Village Major Collector or Village Minor Collector; or
 - ii. Adjacent to a Village Major Collector or Village Minor Collector, with a private access not more than 100 m by road, from the Village Major or Village Minor Collector;
- b) Development must not result in traffic congestion on Village Major Collectors, Village Minor Collectors, and Village Local Roads. A Transportation Impact Study shall be required to determine the impact on these roads; and
- c) Development must not adversely affect the amenities of impact the neighbouring residential areas.

4.2.2 Residential Policies for Marionville

- 1. Permitted uses in the Residential designation shall include a range of housing sizes, types, and tenures to meet the needs of all ages, incomes and life circumstances. Development shall primarily consist of low density and medium density housing, as specified in **Section 3.4.1 Residential Densities**, including but not limited to single-detached, semi-detached, townhouse, duplex, stacked townhouse, and apartment dwellings.

4.2.3 Policies for All Residential Designations

- 1. Where appropriate and compatible, non-residential uses that complement and serve the needs of adjacent residential uses shall be permitted. These may include recreational uses such as community facilities and open space, and local commercial uses such as convenience stores, personal service uses, offices, banks, daycares, and other similar uses. Local commercial uses shall cater to the residents in the immediate area.
- 2. Local commercial uses must be located on a Village Major Collector or Village Minor Collector road or at the intersection of two Village Local roads, must not exceed 1,500 square metres of gross floor area, must not be detrimental to the well-being of the Village Core area, and must maintain the residential character of the area.
- 3. Infill on registered lots where services and utilities are available shall be encouraged.
- 4. Where a draft plan of subdivision is proposed adjacent to a County road and/or a Provincial highway, the layout of the subdivision should be designed such that the lots back onto the Provincial highway and/or County road and front onto a local internal street.

4.3 Multi-Unit Residential

Higher density residential development can bring significant benefits to communities. Among other advantages, it can reduce the cost of providing infrastructure and public service facilities, decrease pressure for boundary expansions into agricultural lands and environmental features, provide greater accessibility to jobs and services, contribute to the supply of affordable housing, stimulate better transit service, and generate more vibrant and complete communities.

The Multi-Unit Residential designation applies to areas that are intended to be primarily developed with a range of medium to high density housing, as specified in **Section 3.4.1 Residential Densities**, of various tenures and densities. Such housing shall primarily be in the form of townhouse, stacked townhouse, and apartment dwellings. Low-density housing, as specified in **Section 3.4.1 Residential Densities**, and single-detached dwellings shall not be permitted.

Objectives

The objectives of the Multi-Unit Residential designation are to:

- Promote medium and high density forms of housing (36 units/net hectare and above) in appropriate locations within the Villages;
 - Ensure that residential infill, intensification, and redevelopment is compatible with surrounding uses; and
 - Encourage housing opportunities that are in proximity to work, shopping, and recreation to encourage walking and cycling, and the provision of future transit options.
1. Permitted uses in the Multi-Unit Residential designation shall include a range of housing sizes, types, and tenures to meet the needs of all ages, incomes, and life circumstances. Development shall be limited to medium- and high-density housing, as specified in **Section 3.4.1 Residential Densities**, and shall primarily consist of townhouse, stacked townhouse, and apartment dwellings. Other housing forms such as semi-detached, duplex,, triplex, and quadruplex dwellings shall also be permitted. Low-density housing and single-detached dwellings shall not be permitted in the Multi-Unit Residential designation.
 2. Where appropriate and compatible, non-residential uses that complement and serve the needs of adjacent residential uses shall be permitted. These may include recreational uses such as community facilities and open space, and local commercial uses such as convenience stores, personal service uses, offices, banks, daycares, and other similar uses. Local commercial uses shall cater to the residents in the immediate area.
 3. Local commercial uses must be located on a Village Major Collector or Village Minor Collector road or at the intersection of two Village Local roads, must not exceed 1,500 square metres of gross floor area, must not be detrimental to the well-being of the Village Core area, and must maintain the residential character of the area.
 4. Infill on registered lots where services and utilities are available shall be encouraged.



4.4 Open Space

Recreational opportunities contribute to promoting healthy, active communities and a high quality of life. The Open Space designation is intended to provide residents with greenspace and facilities for both passive and active recreation. Open Space areas include parks, forested areas, portions of the Castor River shoreline, portions of the shoreline along existing streams, cemeteries, school yards, and the New York Central Recreational trail system.

Objectives

The objectives of the Open Space designation are to:

- Provide a full range of publicly accessible built and natural settings for recreation; and
 - Provide opportunities for public access to shorelines.
1. Permitted uses in the Open Space designation include parks, trails, playing fields, picnic areas, camping areas, conservation and forestry uses, as well as more intensive facilities such as community centres, libraries, golf courses, fairgrounds, and arenas. Residential uses accessory to a permitted use shall also be permitted.
 2. Some lands designated Open Space may be privately owned. When reviewing an application to amend the Official Plan and/or the Zoning By-law in these locations, the Township will consider opportunities to maintain links through the area to minimize the impact of the loss of Open Space lands, and may consider land acquisition to maintain links through the area and provide open spaces throughout the Township.
 3. Council shall refer to the Township of Russell Parks and Recreation Master Plan, as amended from time to time, and the policies in **Section 3.8 Parks, Leisure Areas, and Greenspaces** of this Official Plan to assist in its decision-making process with respect to the development, sale or purchase of lands intended for public open space.
 4. Privately-owned recreational facilities that are determined by the Council of the Township of Russell through the development approvals process as being complementary to Open Space objectives may be permitted in the Open Space designation by amendment to the implementing Zoning By-law. For such exceptions, the zoning may specify the types of uses to be included in any single Open Space area, or the Council of the Township of Russell may enter into an agreement with the owner to regulate the type of uses permitted. In general, only those private recreational uses that are predominantly open space in character would be permitted. Facilities which are not predominantly open space in character or which require intensive commercial development are more appropriately located in the Commercial or Village Core designations.
 5. Reference must be made to **Section 3.8 Parks, Leisure Areas, and Greenspaces** for additional policies related to parks, leisure areas, and greenspaces.



4.5 Commercial

Commercial development is an important component in the promotion of liveable communities. It assists in providing residents with services close to home, and creates local employment opportunities within the Villages.

The intent of the Commercial designation is to allow for a range of commercial uses, including those that may require relatively large parcels of land, large areas of surface parking, and access by major roads.

Objectives

The objectives of the Commercial designation are to:

- Ensure a broad range of commercial uses to serve the needs of residents and provide employment opportunities; and
 - Encourage commercial uses to locate within established commercial areas, while protecting the viability of the Village Core.
1. Permitted uses in the Commercial designation include a range of commercial uses that serve the needs of residents and the traveling public, including those that may require large parcels of land, large areas of surface parking, and access by major roads. Specific permitted uses may include small and large-scale retail, shopping centres, service commercial uses (bank, convenience store, service station, etc.), medical offices, restaurants, places of worship, sports facilities, tourist facilities, vehicle sales and repair establishments, and other similar uses.
 2. Residential units may be permitted above or at the rear of permitted commercial uses, within the principal building.
 3. Commercial uses shall be developed in a compact form to maximize use of land and to minimize intrusion into residential areas.
 4. Infill and redevelopment of existing buildings shall be encouraged as a means to promote intensification and compact form.
 5. New development shall be oriented toward the street where possible.
 6. Adequate vehicular and bicycle parking and off-street loading facilities and services shall be provided.
 7. Where off-street parking is required, such parking shall generally be located to the rear or side of buildings in order to foster a pedestrian-friendly environment.
 8. Parking lots will be conveniently placed and located in such a manner as to provide safe access to public roads and sidewalks or pedestrian corridors. They shall be appropriately buffered and landscaped in order to reduce their micro-climatic and visual impact on the surrounding area.
 9. In reviewing applications for new development or redevelopment, particular attention will be given to the visual appearance of the commercial property and its associated parking area from the adjacent road.



10. Commercial development within the Villages shall support the vitality of each Village's Core. No development shall be allowed which, in the opinion of Council, would act to erode the long-term viability of the Village Core.
11. In the site plan control approval process, particular attention will be placed on appropriate buffering from adjacent non-compatible uses, as well as ensuring that there is efficient and immediate access to transportation links. In addition, light spillover on adjacent areas should be minimized.

4.6 Business Park

Providing sufficient employment lands within the Villages can assist in promoting economic development in the Township, while allowing many residents to work in proximity to their place of residence.

Although employment-related land uses are permitted throughout many of the designations in this Official Plan, lands designated Business Park are reserved primarily for places of business and economic activity, particularly those requiring fully serviced lands in a business park environment. Due to their nature, it is important to ensure that these uses remain compatible with the surrounding development, in particular residential areas.

Objectives

The objectives of the Business Park designation are to:

- Accommodate light industrial and office uses in order to promote economic development opportunities within the Villages;
 - Accommodate prestigious uses (usually office or combinations of office/clean industrial) with a signature address and a desire to locate among other similar uses; and
 - Promote employment opportunities in proximity to established and future residential areas, while ensuring land use compatibility.
1. Permitted uses in the Business Park designation include a range of light industrial uses and office uses, and ancillary facilities. These may include manufacturing, processing, warehousing, distribution uses, research and development facilities, and corporate headquarters.
 2. Uses that produce odours, fumes, and excessive noise shall not be permitted.
 3. Outdoor storage may be permitted subject to the requirements in the Zoning By-law.
 4. Limited commercial uses that are minor in scale and fit within the general character of the area may be permitted. However, retail uses shall only be permitted ancillary to and subordinate to the principal use.
 5. In reviewing applications for new development or redevelopment, particular attention will be given to the visual appearance of the



proposed development and its associated parking area from the adjacent road.

6. Proposed developments shall have regard for the urban design policies of **Section 3.2 Community Design**, with any necessary adaptations for applicability to business parks. In the course of site plan control approval, particular attention will be placed on appropriate buffering from adjacent non-compatible uses, as well as ensuring that there is efficient and immediate access to transportation links. In addition, light spillover on adjacent areas should be minimized.

4.7 Industrial Park

The Township's 417 Industrial Park has recently experienced significant growth, and the Township intends to extend full municipal water and wastewater services to parts of the 417 Industrial Park. There is a need to continue to promote economic development and competitiveness by maintaining a sufficient range and choice of suitable sites for employment uses to meet long-term needs.

The Industrial Park designation protects lands so that they remain affordable for employment purposes and can develop without conflict from competing land uses. Although employment-related land uses are permitted throughout the majority of the designations in this Official Plan, lands designated Industrial Park are reserved primarily for places of business and economic activity.

The Industrial Park includes two types:

1. Industrial Park – Serviced: This type of park is intended to serve business and light to medium industrial uses that make relatively intensive use of the land in terms of building development, and that require access to piped water and wastewater infrastructure.
2. Industrial Park – Unserviced: This type of park is intended to serve business and light to medium industrial uses that make relatively extensive use of land, and that do not require access to piped water and wastewater infrastructure.

Objectives

The objectives of the Industrial Park designation are to:

- Protect lands for industrial business locations, and thereby provide employment within the Township;
- Provide for business locations for a wide range of light and medium industrial uses in areas suited to their specific needs, and which may be incompatible with other uses;
- Direct industrial growth to appropriate locations where sufficient infrastructure exists or where it is planned for;
- Anticipate and accommodate new economies and businesses based on emerging trends in the industrial sector; and
- Enhance employment opportunities within the Township of Russell.



1. Permitted uses in the Industrial Park designation include employment-generating light and medium industrial and associated office uses.
2. Specific permitted uses in the Industrial Park – Unserviced area may include manufacturing and processing; warehousing and wholesaling of bulk products; logistics and distributions centres; transportation depots; heavy equipment and recreational vehicle sales and service; automobile and commercial vehicle service centres; self-storage facilities; and open storage.
3. Specific permitted uses in the Industrial Park – Serviced area may include those uses permitted in the Industrial Park – Unserviced area, as well as associated retail and office, and ancillary facilities.
4. Open storage areas may be permitted subject to other policies in this Official Plan, such as but not limited to, compatibility, design guidelines, and compliance with the Township's Zoning By-law. Open storage shall not be visible from adjacent streets or provincial highways.
5. Notwithstanding the above policies, the following uses shall be prohibited on the lands within the limits of the Groundwater Recharge Area as identified in Appendix II Ground Water Recharge Area of the County Official Plan:
 - a) Asphalt and bitumen manufacturing;
 - b) Use of biodigesters;
 - c) Coal gasification;
 - d) Crude oil refining, processing, and bulk storage;
 - e) Drum, barrel, or tank reconditioning and recycling;
 - f) Fire retardant manufacturing, processing, and bulk storage, or any fire training which uses liquid chemicals, in particular liquid chemicals containing PFAs;
 - g) Paints manufacturing, processing, and bulk storage;
 - h) Pharmaceutical manufacturing and processing;
 - i) Solvent manufacturing and processing;
 - j) Wood preservative treating;
 - k) Commercial treatment, processing, or storage of any type of waste, contaminated water, sludge, effluent, or contaminated soil, fill, or crushed rock;
 - l) Bulk storage or manufacturing of salt products, or import of salt-impacted materials, such as snow or fill;



- m) Storage or use of chlorinated volatile organic compounds (cVOC), including but not limited to dry-cleaning chemicals and degreasing fluids that are more dense than water (e.g., perchloroethene (PCE), trichloroethene (TCE), and 1,1,1-trichloroethane (TCA));
 - n) Bulk storage of chemicals in underground storage tanks (UST). Above-ground storage tanks (AST) are permitted where appropriately designed secondary containment and surface protection are present;
 - o) Large-scale refuelling of vehicles or equipment, unless performed in an area where appropriately designed secondary containment and surface protection are present; and
 - p) Any other land uses or activities that the Township of Russell deems to be a high-risk with regards to potential adverse impacts to the underlying aquifer(s) or Significant Groundwater Recharge Area.
6. Adequate parking and loading spaces shall be provided for each development. Access to parking and loading spaces should be from internal roads rather than major roads.
 7. Residential and other sensitive land uses shall be prohibited.
 8. Appropriate buffering shall be provided between adjacent non-compatible uses. An appropriate separation distance, based on Ministry of the Environment, Conservation and Parks guidelines related to land use compatibility, will be established between a major facility / industrial use and any sensitive land use, to eliminate or mitigate conflicts and protect the long-term viability of existing employment areas, in accordance with the policies in **Section 3.2.3.2 Major Facilities, Industrial Uses, and Sensitive Land Uses** of this Official Plan.
 9. Proposed developments shall have regard to the urban design policies of this Plan, as well as any applicable Urban Design Guidelines and Community Improvement Plans. In particular, proposed developments shall take into consideration the possibility that water and wastewater services may be provided to the Industrial Park in the future.
 10. The Township shall collaborate with South Nation Conservation to evaluate the impacts of proposed industrial land uses on the availability of municipal water resources, with consideration for potential impacts on adjacent development.
 11. A Wellhead Protection Area is located east of the Industrial Park, as identified in the County Official Plan, and may impact development within the Industrial Park designation (see **Section 6.9 Source Water Protection** of this Official Plan). Reference to the policies of the County Official Plan must be made.



12. The majority of the Industrial Park is located within a Significant Groundwater Recharge Area. Proposed developments within the limits of the Groundwater Recharge Area identified on Appendix II Ground Water Recharge Area of the County Official Plan are required to undertake a hydrogeological study, conducted by a qualified hydrogeological engineer. The study must include, but not be limited to, the following:
- a) Background Review and Existing Conditions: A summary must be provided of existing hydrogeological, hydrological, geological, and land use conditions in the vicinity of the proposed development. This should include a review of Ministry of the Environmental, Conservation and Parks (MECP) Water Well Information System (WWIS) records, subsurface and hydrological mapping, and surrounding land use. An approximation of overburden (shallow) and bedrock (deeper) groundwater flow direction must be included, along with a discussion of site connectivity to surface watercourses/water bodies;
 - b) Groundwater Quantity and Quality Assessment: An on-site well must provide enough water to service the proposed development, and water quality and quantity must be shown to be suitable for servicing the proposed development. The proponent must demonstrate that the proposed development will not impact surrounding water wells or land uses, partly through the completion of a minimum 6-hour pumping test completed in accordance with MECP Procedure D-5-5 Private Wells: Water Supply Assessment;
 - c) Terrain Evaluation: Where a private sewage system is proposed, a terrain assessment demonstrating that overburden and conceptual septic design are sufficient to treat discharged effluent must be provided, in accordance with the Ontario Building Code and MECP Procedure D-5-4 Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment;
 - d) Water Balance: A water balance analysis following an accepted methodology must be provided;
 - e) Conclusions and recommendations based on the above analyses; and
 - f) A monitoring plan (to be in effect during construction) and contingency plan to address potential adverse impacts.
13. The Township shall monitor the pace of development, the availability and suitability of employment sites, and regularly review the forecasted employment projections once urban services are in place at the Industrial Park. The Township shall assess and respond to the impacts of servicing on growth in an appropriate manner.



14. Site plan control shall apply to all development in the Industrial Park designation. Particular attention will be placed on:
 - a) The massing and conceptual design of proposed buildings;
 - b) Matters relating to sustainable design features and building construction related to environmental considerations where permitted under the Building Code, but only to the extent that it impacts health and safety;
 - c) Architectural and site lighting, with the objective of minimizing light pollution and glare on surrounding areas, in accordance with Section 3.2.2.2 417 Industrial Park Design Guidelines of this Official Plan; and
 - d) Screening of open storage areas, appropriate buffering between adjacent uses, and transportation access.
15. Reference should be made to the County Official Plan for additional policies.

4.8 Community Facility

The intent of the Community Facility designation is to allow for a range of institutional and community uses that help meet the local and regional service needs of residents and visitors, and make a positive contribution to the community. The open nature of many uses within the Community Facility designation also results in significant contributions to the network of greenspaces within the Township's Villages.

Objectives

The objectives of the Community Facility designation are to:

- Ensure a broad range of institutional and community uses to serve the needs of local and regional residents and visitors, while also providing institutional employment opportunities within the Township;
 - Encourage the integration of institutional and community-centered uses with the Township's existing greenspace and open space network; and
 - Ensure the compatibility of institutional development with surrounding neighbourhoods and established commercial areas.
1. Permitted uses in the Community Facility designation include a diverse range of institutional and community-serving uses. These may include, but are not limited to cemeteries, community centres, cultural facilities, day care centres, government offices, hospitals, libraries, museums, places of worship, public uses, residential care facilities, recreation facilities and complexes, and schools.
 2. Ensure that all new institutional uses and community facilities connect to existing neighbourhoods through appropriate connections via streets, sidewalks, walkways, bicycle paths, recreational trails, or open space. Such connections should facilitate the safe separation of pedestrian, cyclist, and vehicular traffic, and encourage use of active transportation.



3. Encourage new institutional uses and community facilities to contribute to the network of greenspace in the community, where appropriate, by integrating accessible open space and/or public realm space on-site, or linkages to nearby open space.
4. Minimize the potential of off-site impacts of new institutional uses and community facilities, such as noise and light spillover, on adjacent residential neighbourhoods by requiring buffering and screening of new development, as appropriate. Proposed developments shall have regard for the urban design policies in **Section 3.2 Community Design**.
5. All new institutional uses and community facilities shall provide adequate off-street parking, in accordance with the requirements of the Zoning By-law, with access to parking areas being designed to minimize potential conflicts between pedestrian, cyclist, and vehicular traffic.
6. The Township shall work closely with the Conseil des Écoles Publiques de l'Est de l'Ontario (CEPEO), the Conseil Scolaire de District Catholique de l'Est Ontarien (CSDCEO), the Catholic District School Board of Eastern Ontario (CDSBEO), and the Upper Canada District School Board (UCDSB) in determining the need and location for future schools.
7. Site plan control approval shall be required for the development of all new institutional uses and community facilities in the Community Facility designation.



Section 5 Infrastructure

Land use and infrastructure are strongly inter-related. Land use patterns affect travel options and the performance of transportation systems, while the provision of transportation infrastructure affects residents' decisions about where to live and work. Likewise, the provision of water and wastewater systems shapes development patterns by allowing for a more intense use of the land.

The goal of these policies is to ensure that effective infrastructure and public services facilities are provided in a cost-effective manner which recognizes development priorities, and which ensures the protection of the environment.

The Township of Russell Water and Wastewater Master Plan and the Township of Russell Transportation Master Plan, as amended from time to time, provide more detailed policy guidance and direction with respect to infrastructure and should be referred to in conjunction with this Official Plan.

5.1 General

1. Infrastructure and public service facilities shall be provided in a coordinated, efficient, cost-effective, and environmentally sound manner to accommodate projected needs.
2. Infrastructure and public service facilities shall be coordinated and integrated with land use planning so that they are financially viable over their life cycle, which may be demonstrated through asset management planning. Reference must be made to the County Official Plan for additional policies regarding asset management, as well as to the Township's Asset Management Plan.
3. The use of existing infrastructure and public service facilities should be optimized, wherever feasible, before consideration is given to developing new infrastructure.
4. In order to minimize the cost of services provided by all public agencies, development in the Villages and the 417 Industrial Park should not be permitted where it would contribute to a demand for infrastructure and public service facilities that are uneconomical to provide. Instead, development should be permitted in locations where demands on such services will be minimized, where development will most effectively help pay for existing services, where new services can be provided most economically or where other services are already available or can be readily provided. Such services and facilities include public roads, garbage collection and disposal, fire protection, police protection, education, school busing, parks, and municipal infrastructure. In general, new development should not create an undue financial burden for the Township unless it can be shown that the long-term benefits outweigh the costs.



5. In the case of the Villages, the following services will be required as a condition to the approval of any development proposal if deemed necessary by the Township:
 - a) Storm sewers;
 - b) Sidewalks;
 - c) Street lighting;
 - d) Roads with curbs and/or gutters and with hard surface (asphalt) in accordance with the standards of the Township; and
 - e) Telecommunication networks.
6. It is the intention of Council to ensure that an increase in the need for eligible services and infrastructure may be recoverable through the enactment of a development charge by-law under the Development Charges Act, 1997 by the Township. Eligible public works and municipal services may be in part or in whole funded through development charges.

5.2 Municipal Services

The status of municipal servicing varies between the four Villages and the 417 Industrial Park.

- **Embrun** is serviced by municipal water and wastewater, although some portions of the Village are either partially or not serviced.
- **Russell** is serviced by municipal water and wastewater, although some portions of the Village are either partially or not serviced.
- The Nation Municipality is responsible for servicing in **Limoges**, which is serviced by municipal water and wastewater.
- **Marionville** is serviced by municipal water and private septic systems.
- The **417 Industrial Park** is not currently serviced with municipal water or municipal sanitary sewers.

5.2.1 Water and Wastewater

Water treatment and distribution and sanitary wastewater collection and disposal services are important to the health of communities and the environment.

The Township of Russell Water and Wastewater Master Plan Update (2016, as amended from time to time) identifies several deficiencies with respect to the water system. In 2008, the Township of Russell signed an agreement with the City of Ottawa providing for the extension of the City of Ottawa water system to the Township, specifically to the Villages of Embrun, Russell and Marionville. The Township's Water and Wastewater Master Plan Update (2024) shall determine all required upgrades to the water system from the City of Ottawa and to the wastewater treatment facility for the Embrun and Russell.

For the purposes of servicing, settlement areas in the Township are divided into Full Municipal Serviced Areas and Partially Serviced Areas. Full

Municipal Serviced Areas are existing areas that are serviced by municipal water and sewer. Partially Serviced Areas cannot be serviced with municipal water and sewer due to technical issues. These areas are identified on Schedules A1 and A2 to this Official Plan.

1. All new development will generally occur on full municipal water and wastewater services, with the exception of Marionville where development in partially serviced areas is permitted (water only) and the 417 Industrial Park where development on private services is permitted.
2. Development will not be encouraged where such development would result in, or could lead to, unplanned expansions to existing water and wastewater infrastructures.
3. Development shall generally be directed to areas where water and wastewater services, if available, can reasonably be extended. Development applications on lands that are not currently serviced or currently partially serviced may be refused on the basis that full services will be extended to these lands in the future.
4. Development shall be permitted only where it is confirmed by the Township that there is sufficient reserve capacity in the municipal water and sewer services in accordance with MECP guidelines and regulations.
5. When development of any type will utilize a private water supply and/or a private wastewater disposal system, compliance with the following policies is required before such development shall be permitted:
 - a) The lot area shall comply with the requirements of the Zoning By-law, the South Nation Conservation Authority's Septic Program, and the MECP regulations for the type of development proposed and the type of private systems proposed;
 - b) The water source and supply system shall have the capacity to service the proposed development without impairing the supply to existing development, and comply with water quality objectives set out in the Ontario Drinking Water Standards; and
 - c) All private wastewater disposal systems shall be approved by the Township under the provisions of the Ontario Building Code. Hydrogeological studies, including interference impact assessment and/or terrain analysis, and geotechnical studies may be required for all garden suites, coach houses, and additional residential units on private services and any residential, institutional, commercial, and industrial developments.
6. In the limited instances where development on private wastewater services is permitted, the Township will encourage the use of alternatives to conventional septic beds for each dwelling. These may include community disposal fields and artificial ponds, which can enable more compact, clustered development.



7. Council may consider the need to expand the public piped systems within the Villages, and may proceed to do so without an amendment to this Official Plan.
8. There are no plans to extend public piped systems into the rural areas, beyond the Village boundaries. Notwithstanding the foregoing, public piped systems may be extended beyond the Villages for specific projects located within the County Official Plan Trade and Industry Policy Areas or Urban Policy Areas approved by the Council of the Township of Russell, including servicing the 417 Industrial Park development or extending services to Limoges from the existing public piped system. Any other extension of public water and wastewater services requires an amendment to the County Official Plan. Council will explore means to bring public piped systems to the 417 Industrial Park.
9. The developer shall be responsible for all costs related to the introduction or extension of any service required by virtue of these policies and an agreement to this effect shall be signed by the developer prior to final approval of the development.
10. The Township and developers shall be encouraged to minimize water usage as outlined in the policies in **Section 6.8 Water**.
11. Partial services shall only be permitted within the Villages of Russell, Embrun, and Limoges where they are necessary to address failed individual on-site water and/or sewage services and to allow for infilling and rounding out of existing development on partial services. There must be reserve sewage system capacity and site conditions must be suitable for the long-term provision of services with no negative impacts.
12. Within settlement areas, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts, provision of municipal or communal services is not feasible, and the development is infill and/or minor rounding out of existing development.

5.2.1.1 Embrun and Russell

The majority of the land within Embrun and Russell is serviced by municipal water and wastewater.

1. Future development in the Villages of Embrun and Russell will generally occur in Full Municipal Serviced Areas.
2. Future development within Full Municipal Serviced Areas shall be coordinated with the timely provision, optimization, or extension of municipal infrastructure, in a manner that supports orderly, cost-effective, and environmentally sustainable growth. All development within these areas shall be fully serviced with municipal water, sanitary sewers, and a stormwater management system, unless specifically exempted by the policies of this Plan in accordance with applicable



servicing hierarchy policies. To manage growth effectively and ensure servicing capacity is available when required:

- a) Conditions of Draft Plan of Subdivision or Condominium approval and “H” – Holding Provisions shall be applied to planning applications to allow for the phased release of development lands without prematurely allocating municipal servicing capacity.
- b) Approval of Official Plan Amendments, Zoning By-law Amendments, Draft Plans of Subdivision, or Draft Plans of Condominium within Fully Serviced Areas does not constitute a commitment of servicing capacity.
- c) Development proposals will not be included in the Township’s calculation of uncommitted reserved capacity until:
 - i. Any associated “H” – Holding Provisions are removed; and
 - ii. The Plan of Subdivision or Condominium is eligible for Final approval.

This policy ensures that the allocation of servicing capacity reflects development readiness, protects existing infrastructure, and supports the efficient use of land and services in accordance with the long-term vision for growth and development.

3. Within Full Municipal Serviced Areas, the “H”- Holding Symbol may be applied to lands to ensure that development proceeds in a coordinated, serviceable, and sustainable manner. The “H” – Holding Symbol may be removed by Council through a by-law amendment only when all of the following conditions have been fulfilled, to the satisfaction of the Township:
 - a) Servicing Readiness
 - i. Confirmation that municipal water, sanitary sewers, and stormwater infrastructure are available and have adequate uncommitted reserve capacity to service the proposed development; and
 - ii. Completion of any required Servicing Reports or Functional Servicing Plans, and approval of final engineering drawings by the Township’s Infrastructure Department.
 - b) Financial Agreements and Securities
 - i. Execution of all required development agreements, such as financial securities, development charges, and/or front-ending agreements related to servicing or infrastructure upgrades.



- c) Final Approval
 - i. The Plan of Subdivision or Condominium is eligible for Final approval, which shall not be issued until all such conditions are met to the satisfaction of the approval authority.
- 4. Within Partially Serviced Areas, Council may consider development applications which would have the effect of increasing the number of dwelling units (i.e. infilling and/or intensification) without the need for an Official Plan Amendment, subject to the other policies of this Plan and with consideration for site conditions, in the following circumstances:
 - a) Where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development;
 - b) Within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that the there is reserve sewage system capacity or reserve water system capacity, and site conditions are suitable for the long-term provision of such services with no negative impacts; and
 - c) Where lands cannot be serviced with municipal services due to technical issues or topographical constraints.

5.2.1.2 Limoges

The allocation of water and wastewater services in Limoges is controlled by The Nation Municipality, which is located to the east of the Township of Russell.

- 1. Future development in the Village of Limoges will generally occur in Full Municipally Serviced Areas, subject to available capacity in The Nation Municipality and an approved agreement for servicing.
- 2. Due to servicing constraints, development within the Village of Limoges may be restricted, such as through an Interim Control By-law or Holding symbol, until water and wastewater capacity is available and an agreement is reached with The Nation Municipality.
- 3. Development in Partially Serviced Areas will be discouraged and shall only be allowed in the following circumstances:
 - a) Where it is necessary to address failed individual on-site sewage services and individual on-site water services in existing development.
 - b) Within settlement areas, to allow for infilling and rounding out of existing development on partial services provided that the development is within the reserve sewage system capacity and reserve water system capacity; and site conditions are suitable for the long-term provision of such services; and



- c) Where lands cannot be serviced with municipal services due to technical issues or topographical constraints.

5.2.1.3 Marionville

Marionville is serviced by municipal water and private wastewater disposal systems in the form of septic systems. It is not expected that municipal wastewater services will be provided to Marionville within the planning period (up to 2046).

1. Future development in the Village of Marionville will occur on the basis of municipal water services only.
2. The continued use of private wastewater disposal systems must be done in a safe and environmentally appropriate manner.
3. Development of five (5) residential units or more on communal wastewater services may be permitted where site conditions are suitable over the long term.

5.2.1.4 417 Industrial Park

The 417 Industrial Park is not currently serviced by municipal water or sewer.

1. Future development in the Industrial Park will occur on the basis of private services.
2. Notwithstanding the foregoing, public piped systems may be extended to the Industrial Park development. It is the intent of the Township to provide municipal water and wastewater services to lands designated as Industrial Park.

5.2.1.5 Business Park

The Embrun Business Park is currently serviced by municipal water and sewer.

1. Future development in the Business Park will occur on the basis of full municipal services.

5.2.2 Stormwater Management

Changes in land use create the need for drainage and stormwater management services. In addition to potentially causing flooding, uncontrolled stormwater runoff can also impair aquatic habitat, increase erosion threats and limit the recreational potential of local rivers, creeks, and streams. In addition, reducing the need for stormwater management infrastructure at the front end can make homes more affordable and reduce the effect of developments on adjacent ecosystems as well as those further downstream.



Components of the current drainage systems include ditches, storm sewers, culverts, overland flow drainage systems along the road network, and stormwater management ponds.

1. Stormwater management will be required for all new development in accordance with guidelines, which may be developed by the Ministry of the Environment, Conservation and Parks, South Nation Conservation, the Township of Russell, or Consolidated Linear Infrastructure-Environmental Compliance Approvals (CLI-ECA). Stormwater management may not be required for small-scale developments such as lots created through the consent process or minor developments subject to site plan control where there is no impact on the watershed, however, a Grading / Drainage Plan is required. Where municipal piped storm sewers are not available, Council may accept roads with open ditches and hard surface (asphalt) in accordance with the standards of the Township.
2. Stormwater management plans for developments located adjacent to or in the vicinity of a provincial highway, where drainage would impact a highway downstream, shall be reviewed and approved by the Ontario Ministry of Transportation (MTO).
3. Stormwater management plans for developments located adjacent to or in the vicinity of a County Road, where drainage would impact a road downstream, shall be reviewed and approved by the United Counties of Prescott and Russell.
4. Stormwater management plans shall be required for some forms of new development, including new development consisting of more than four lots or for commercial or industrial developments with large amounts of impervious areas. Through these studies and plans, careful consideration shall also be given to the use of low impact development (LID) practices for stormwater management including the design of impervious surfaces and other factors that impact on stormwater management. Stormwater management facilities and LID practices shall be designed, where possible, to be linked with the natural heritage and open space system.
5. New development shall generally be required to control stormwater flows to pre-development levels.
6. The Township shall encourage alternative approaches to stormwater management that increase stormwater infiltration and/or delay the movement of surface water. These may include:
 - a) The use of more permeable materials such as interlocking pavers, crushed stone, or permeable asphalt and concrete;
 - b) Reduced road widths;
 - c) Rain water harvesting;
 - d) Rain gardens on individual lots; and/or



- e) Temporary detention areas such as vegetated swales.
7. The design of stormwater management areas should generally follow these guidelines:
 - a) Design stormwater management areas with the majority of their frontage onto public roads to make a visible contribution to the neighbourhood;
 - b) The edge of stormwater management areas should be naturalized to deter public access and create wildlife habitats;
 - c) Fencing should only be used in the rare cases where the stormwater areas cannot be naturalized. It should be decorative and complement the natural character of the area; and
 - d) Streetscapes should be designed to have open accessible frontages with pathways along stormwater management ponds.
 - e) Native plant material should be selected with regard to the climate of the Township and its ability to provide all-season screening.
 8. The Township will seek to ensure a coordinated approach to stormwater management in order to avoid the development of multiple stormwater management facilities. Development charges may be used to undertake a Master Stormwater Management Plan, which shall direct stormwater management on an area basis.
 9. The Township may develop harmonized, comprehensive Stormwater Management Design Guidelines to address all issues associated with the design, review and construction of stormwater management facilities, including alternative approaches to stormwater management. Issues such as performance, maintenance, safety, aesthetics, etc., need to be addressed.
 10. The Township may develop detailed policies for the implementation of stormwater quantity and quality controls and for maintenance of stormwater management areas.

5.2.3 Solid Waste Management

The Township's solid waste management system consists of waste collection and waste diversion services.

1. In cooperation with other agencies, including the Resource Productivity and Recovery Authority (RPRA), the Township will encourage the reduction, reuse, and recycling of waste through programs aimed at educating residents and the commercial, industrial, and institutional sectors.



2. Local businesses, including construction and demolition companies, shall be encouraged to develop safe, cost-effective and innovative ways to deal with waste materials in order to divert waste matter from landfill. In particular, the recycling of waste materials shall be encouraged.
3. The Township will continue to monitor the groundwater, surface water and air quality part of the landfill post-closure program.
4. The Township will comply with the requirements of the Waste Diversion Act for the reduction and diversion from landfill of solid waste.

5.3 Transportation

The key role of the transportation policies is to ensure that the transportation network within the Township functions in a cost-effective, efficient and safe manner for the movement of people and goods. The transportation system should emphasize both mobility – providing facilities to get people to their destinations – and accessibility – bringing people closer to their destinations and increasing the range of transportation options. The intent of the transportation policies is to address the current and future transportation needs for the Township.

The policies outlined below address key transportation issues that the Township will face over the coming years as it grows, and as the need to move people and goods increases. The findings provide a basis for moving forward with continued development of the transportation system in order to plan for future development and meet the transportation needs of all residents, both now and in the future. More detailed transportation recommendations are provided in the Township of Russell Transportation Master Plan, as amended from time to time.

5.3.1 Roads

The management of the roadway infrastructure in the Township of Russell is shared between the Province of Ontario, the County, and the Township. The County Official Plan establishes a road hierarchy that includes Provincial Highways, Upper Tier Highways (Primary Arteries, Major Collectors, and Minor Collectors), and Local Roads (Local Collectors, Local Streets, Private Roads, and Seasonal Roads).

1. Council shall encourage and facilitate the provision of a safe and efficient transportation system, which meets the present and future needs of residents.
2. The schedules of road works in all three jurisdictions – the Province of Ontario, the United Counties of Prescott and Russell, and the Township of Russell – should be coordinated with one another, to the extent feasible.
3. The reclassification of roads may be necessary in the future to reflect changes in land use patterns or traffic flows. Road improvements, such as widening, reconstruction, realignments, turning lanes, intersection improvements, and other traffic control devices should be made



according to a schedule or priorities established by the agencies having jurisdiction over specific roads. In general, priorities should be based on the nature and extent of possible safety hazards and the volume of traffic on the road.

4. Where possible, the schedules of road works for various road improvements (including but not limited to widening, infrastructure provisions and upgrades, utilities provisioning and upgrades) should be coordinated with one another.
5. Council shall seek to implement the findings of the Township of Russell Transportation Master Plan, as amended from time to time.
6. Roads within the Villages should be designed as complete streets to accommodate all ages and modes of transportation to the extent feasible, including walking, cycling, people with mobility assistance devices (e.g., walkers, wheelchairs, electric scooters), transit, and motorists.

5.3.2 County Road Classification

5.3.2.1 Provincial Highways

A Provincial Highway is intended to carry a high volume of traffic at relatively high speeds and to connect major traffic generators. A portion of Highway 417, the only Provincial Highway in the Township, is located within the Limoges boundaries, and an interchange is located immediately north of the Highway 417 Industrial Park. Access to this Controlled Access Highway is limited to grade separated interchanges. The Ministry of Transportation (MTO) has jurisdiction over this highway and determines its right-of-way width. MTO may issue permits under the Public Transportation and Highway Improvement Act (PTHIA) to regulate development within MTO's control area adjacent to a Provincial Highway, as defined in the "Guidelines for Municipal Official Plan Preparation and Review". MTO may attach any conditions to such permits that it deems necessary to achieve the intent of the PTHIA. Additionally, any proposed development within MTO's permit control area will be subject to MTO review and approval before municipal entrance, building and land use permits will be issued.

1. Council shall cooperate with the Ministry of Transportation on any matters relating to the Provincial Highway system.
2. Where a draft plan of subdivision is proposed adjacent to a provincial highway, the layout of the subdivision should be designed such that the lots back onto the provincial highway and front onto a local internal street.
3. Reference must be made to the County Official Plan for additional policies.

5.3.2.2 Upper-Tier Highways

The County Official Plan distinguishes between three types of Upper-Tier Highways: Primary Artery, Major Collectors, and Minor Collectors.



There are no roads designated Primary Artery within the Township. The roads designated Major Collectors are generally located outside the Village boundaries and generally transition to become Minor Collectors as they enter the Villages.

1. The County shall be consulted and a permit obtained under the County's Private Entranceway Construction and Front-Yard Ditch Filling By-law, as amended from time to time, prior to any site plan control, plan of subdivision or Zoning By-law amendment for a change of use adjacent to and/or with potential impact to a County Road.
2. Prior to the issuance of any Building Permit, where a lot abuts a County Road, the applicant shall provide the Township with a confirmation from the County that the entrance complies with the County's Private Entranceway Construction and Front-Yard Ditch Filling By-law, as amended from time to time.
3. The Township shall participate in the completion of specific studies and cost-sharing requirements with the County for specific public works projects, as may be required.
4. Reference must be made to the County Official Plan for additional policies.

5.3.2.3 Local Roads

The County Official Plan identifies four (4) types of Local Roads:

- Local Collectors;
- Local Streets;
- Private Roads; and
- Seasonal Roads.

There are four private roads (Eltomo Private, Malikano Street, Solstice Crescent and Equinox Drive), and no seasonal roads identified within the Villages and the 417 Industrial Park.

5.3.3 Township Road Classification

This Official Plan complements the County Official Plan road classification by providing additional detail regarding the classification of roads and associated policies. The roads are classified according to the function performed, with minimum rights-of-way and standards established for each class of road.



Burton Road

5.3.3.1 Rural Arterial

Rural Arterial roads are the more heavily travelled roads along the 417 Industrial Park boundary. The following policies shall apply to Rural Arterials:

1. The Township shall cooperate with the County in order to establish and maintain the standards for Rural Arterials.

2. Rural Arterials shall have two lanes, one lane in each direction, and open ditches.
3. Rural Arterials shall not be designed to accommodate on-street parking.
4. Industrial and/or compatible commercial development with frontage on a Rural Arterial Road may be permitted, subject to the approval of the design and location of the lot access by the County.
5. New accesses on a Rural Arterial shall be minimized. Where feasible, a minimum 200 metre separation distance shall be provided between a new access and an existing access on the same side of the road. The minimum separation distance may be reduced by the County, where sufficient frontage exists but where topographical or safety considerations would dictate that a lesser separation distance may be reasonable.
6. Minimum right-of-way width shall be as specified in the County OP.

5.3.3.2 Village Main Street

Village Main Streets are intended to be dedicated to placemaking, to accommodate a high demand for activity and multi-modal mobility within the same road space associated with main Village destinations and activity centres.

1. The Township shall cooperate with the County in order to establish and maintain the standards for Village Main Streets.
2. Village Main Streets should be designed to balance pass-through vehicular operations with destination-based needs, such as on-street parking and pedestrian, cyclist, and transit mobility.
3. The typical minimum right-of-way width shall be between 18 to 30 metres, except that when a Village Main Street is a County Road a minimum right-of-way width of 26 metres shall be required.



Concession Street

5.3.3.3 Village Major Collector

Village Major Collectors include roads that are designated as Minor Collectors, Local Collectors, and Local Streets in the County Official Plan. In addition to the policies of the County Official Plan for Minor Collectors, Local Collectors and Local Streets, the following policies shall apply to Village Major Collectors. In the case of a conflict between the following policies and the policies of the County Official Plan, the policies of the County Official Plan shall apply.

1. The Township shall cooperate with the County in order to establish and maintain the standards for Village Major Collectors.
2. Direct access to Village Major Collectors will be restricted where alternative access to local roads is feasible.



Craig Street

3. Direct access to Village Major Collectors shall not be permitted where it results in traffic hazards due to limited sight lines on curbs or grades, and shall require an entrance permit from the County.
4. All permitted severances and all development proposals shall be subject to dedicating land to the County if it is determined to be required for future road purposes.
5. The number of local road junctions with Village Major Collectors should be minimized.
6. In areas of new development where heavy traffic volumes are projected, residential lots should be reversed and back onto Village Major Collectors.
7. Located along the northern boundary of the Village of Embrun, Route 300 should be considered a Village Major Collector. The Township will collaborate with the County to limit the number of new entrances along Route 300.
8. Lot severances on Route 300 in Embrun shall generally be prohibited in order to protect the transportation corridor from being degraded from the addition access driveways. However, proposed severances may be reviewed on a case-by-case basis provided they demonstrate that the proposed development will maintain and protect the transportation corridor.
9. Minimum right-of-way width shall be as specified in the County OP.



St. Jean Baptiste Street

5.3.3.4 Village Minor Collector

Village Minor Collectors are all currently Township roads that are designated Local Streets in the County Official Plan. In addition to the policies of the County Official Plan for Local Streets, the following policies shall apply to Village Minor Collectors.

1. Direct access to Village Minor Collectors will be restricted, where alternative access to local roads is feasible.
2. Direct access to Village Minor Collectors will not be permitted where it results in traffic hazards due to limited sight lines.
3. All permitted severances and all development proposals shall be subject to dedicating land to the Township if it is determined to be required for future road purposes.
4. The number of junctions of local roads with Village Minor Collector roads should be minimized.
5. Village Minor Collectors shall generally have a minimum right-of-way width which is the greater of 20 metres or the minimum width as identified in the County Official Plan Schedule D. Reduced right-of-way widths may be accepted through the subdivision or condominium review process provided that the right-of-way widths can accommodate all of

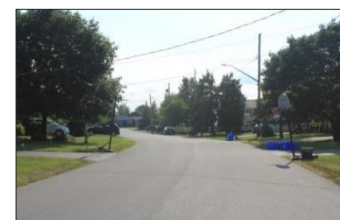
the required servicing infrastructures for the proposed development and provided that the approval authority is satisfied that the reduced widths will not result in lower quality development.

6. A new lot shall not be created where an entrance permit cannot be issued due to site deficiencies or traffic safety concerns.
7. Minimum right-of-way width shall be as specified in the County OP.

5.3.3.5 Village Local Road

Generally, the volume of traffic on a Village Local Road will be low and the traffic on the road will have an origin or destination on the route.

1. Minimum right-of-way width shall be 20 metres, subject to width reductions through the plan of subdivision review approval process, as specified in the County OP.
2. Through traffic should be discouraged on local streets.
3. Wherever possible, rights-of-way widths that do not meet the 20-metre standard shall be widened, but only as a function of the traffic flow. In this regard, the Township may widen the intersections only, especially where a widening would impact lots fronting onto the road.



Menard Street

5.3.4 Reserves for Future Roads

1. The Villages of Embrun, Russell, Marionville and Limoges are all centered on the intersection of two principal roads. At regular intervals along these principal roads, the Township of Russell shall establish and protect reserves for future roads having a minimum right-of-way width of 20 metres for access to interior parcels of land and for the future construction of roads in relation to development on these parcels.
2. Reserves for future roads should be located at intervals of at least 60 metres, but not exceeding 250 metres where no intervening pedestrian access is allowed, or 400 metres if an intermediary pedestrian access is provided between two road reserves.
3. The protection of these reserves or their dedication to the Township may constitute a condition for the approval of severance, a subdivision or any development. Existing reserves shall be protected unless they are no longer deemed to be required.
4. The need for a future by-pass road / road realignment at the intersection of County Road 5 and Calypso Street in the Village of Limoges may be required, for traffic improvements.

5.3.5 Road Widenings

1. It is the Council's policy to require road widenings equally on each side of the road, unless the topography or any existing development does not permit this. The maximum dedication, which may be required for a road



widening as a condition of site plan approval, shall be the amount necessary to provide the proposed right-of-way width.

2. Where land is required for road widenings, road extensions, road rights-of-way, intersections or improvements, such land shall be obtained by the appropriate agency in the course of approving plans of subdivision, consents for land severances and development or redevelopment applications.
3. Any proposal to widen, extend or improve roads in the Township should take into account the natural attributes of the adjacent lands, including environmental features, which may be on or near the road allowance.

5.3.6 One-way Roads

1. One-way roads may be permitted, provided that they can accommodate traffic patterns.
2. One-way roads are classified as Village Local Roads, and all policies shall apply.

5.3.7 Traffic Calming

As the Township of Russell's population grows and traffic patterns change, the application of traffic calming measures and policies to retrofit roads that warrant traffic calming measures are intended to reduce traffic congestion and increase safety. The Township has adopted a Traffic Calming Policy (2018), which is administered by the Infrastructure Services Department, to assist the Township with managing traffic infiltration and changing traffic patterns, reducing traffic volume and the speed of motorized traffic, and improving road safety and convenience for all users, among other objectives.

1. The Township shall implement the Traffic Calming Policy (2018) to retrofit roads that warrant traffic calming measures. Particular areas of concern include those in proximity to schools, parks, and key community facilities, and within the Village Core designation.
2. Traffic calming measures may be required through the site plan control or plan of subdivision approvals processes.

5.3.8 Transit

The Township supports a number of system connections throughout the urban areas of the Township, and to the City of Ottawa. These connections include service provided by 417 Bus Lines, an OC Transpo rural partner company. The transit stops associated with these routes are illustrated on Schedule B of the Official Plan.

1. The Township shall work with the County, 417 Bus Lines and OC Transpo to continue to promote the use of transit for both commuters and infrequent users.



5.3.9 Active Transportation

Active transportation consists of any form of human-powered transportation. Walking and cycling are the most common forms of active transportation, and provide significant opportunities to connect Villages, in addition to environmental, transportation, health and economic benefits. Municipalities across North America are implementing initiatives to promote and encourage walking and cycling as feasible alternatives to the private automobile for short-distance trips as a method of promoting a more active and healthy lifestyle. However, it will take more than providing sidewalks and pathways to support walking, cycling and transit use. A logical network must be created that connects origins and destinations along direct, well-marked routes.

1. The Township of Russell shall seek to develop and adopt an Active Transportation Plan. The active transportation plan should document route selection principles, facility types, and outline an implementation schedule, including identifying route priorities.
2. Council shall promote the integration of the Township's recreational trails, including the New York Central Recreational Trail.
3. New developments shall be designed to be walkable and bike friendly.
4. To promote increased transit usage, proponents of development or redevelopment within 600 metres of a transit stop shall:
 - a) Ensure that convenient and direct pedestrian access between the proposed development and the transit stop is provided or maintained; that transit stops are integrated into the development; and that in such cases, extended hours of public access through any buildings and quality linkages from transit stops and building entrances to nearby streets and sidewalks are provided;
 - b) Locate any proposed high-density residential development close to transit stops;
 - c) Provide a pedestrian-friendly and, where possible, weather-protected environment between the access points of the transit stop and the principal entrances to adjacent buildings;
 - d) Minimize walking distances from buildings to transit stops;
 - e) Provide adequate, secure, and visible bicycle parking at transit stops.
5. The Township will require a transportation impact study to be submitted where the Township determines that the development may have an impact on the transportation network in the surrounding area. The scope of the study will vary depending on the nature of the development. Such a study will generally not be required for minor infill development in areas where the road network is fully established. Such a study will generally:



- a) Require road, parking, transit, pedestrian, and cycling facilities necessary to support the proposed development, referencing the required timing or staging. It will also identify and address potential impacts on the local neighbourhood that would occur as a consequence of these required facilities;
- b) Determine the method and means by which the development, as well as adjacent areas, can be efficiently and effectively serviced by transit;
- c) Utilize the policies of this Plan as well as any applicable Township design guidelines and/or practices when developing recommended modifications to transportation infrastructure;
- d) Assess the impact of development traffic on the capacity of adjacent and nearby roads, accounting for the anticipated growth in levels of background traffic;
- e) Consider the influence of anticipated future development in the surrounding area, as well as any planned infrastructure modifications.



5.3.10 Cycling Facilities

Currently, the primary cycling facility in the Township of Russell is the major cycling/pedestrian path on the former New York Central railway corridor – the New York Central Recreational Trail – running east west between the communities of Russell and Embrun, as illustrated on Schedule B.

The widening of the pavement along County Road 3 along Embrun's eastern limit is not considered a designated bicycle lane because it accommodates parking for vehicles.

1. Council shall encourage the use of bicycles for commuting and recreational uses.
2. Bicycle access shall be maximized through the subdivision and site plan control approval process.
3. The development of additional bicycle facilities along collector roads should be encouraged where such facilities can be incorporated into road reconstruction activities and are identified as discontinuous between recreational trails. In particular, paved shoulders should be incorporated into existing roads as a component of reconstruction whenever possible and should provide connections to existing cycling paths and routes.
4. The Township will work to build upon the existing recreational trails to accommodate both on and off-road facilities for cyclists through each of the communities. Cycling facilities will be developed as opportunities and resources are made available to accommodate all user groups, ages and abilities. The facilities will ensure increased connectivity and movement throughout the Township by implementing facilities that



connect the urban and rural communities as well as to surrounding municipalities, such as the City of Ottawa. Facilities will be illuminated and designed according to CPTED principles wherever possible.

5. Development of an active transportation network should consider the Cycling Plan (July 2019, as may be amended from time to time).
6. Where possible, the Township will develop cycling facilities which will require the provision of the following facilities:
 - a) On-road facilities, typically on collector roads within the Villages, which may be separated from general traffic by bollards or other physical barriers; and
 - b) Off-road facilities to be connected to the existing recreational trails of the County.

5.3.11 Walking

A safe and convenient pedestrian environment is important to promote and encourage walking, thereby generating environmental, health, and community benefits. There are a number of existing sidewalks, which have been developed along some of the major roadways. It is the goal of this Plan to provide a complete walking network in the Villages.

1. A safe and convenient pedestrian environment shall be provided by ensuring good pedestrian linkages and movements and considering the needs of persons with disabilities and special needs.
2. Pedestrian access shall be maximized through the subdivision and site plan approval process.
3. The Township shall ensure that new developments are linked to the existing or planned network of public sidewalks and recreational pathways, which connect parks and other open spaces, and community services and facilities.
4. The Township will develop a trails hierarchy to categorize and identify new and existing trails.
5. The Township will explore possibilities for the expansion of the New York Central Recreational Trail to the northwest of the Village of Russell.
6. The Township may establish a Pedestrian Walkway Plan which outlines areas where walkways exist and where they should be created within an overall network. Such a plan shall encourage pedestrian interconnections between home, schools, recreational areas, and shopping areas. Consideration will be given to the possibility of developing trails and pathways along the side of higher-traffic roads.
7. Where possible on new and reconstructed roads, the Township will require the provision of sidewalks as follows:



- a) On both sides of Village Major Collectors;
 - b) On one side of Village Minor Collectors;
 - c) On Village Local Roads in the urban area, where Council considers appropriate, new development or redevelopment would be expected to provide sidewalk or multi-use pathway constructed to appropriate standards. The location, size, and nature of the development will determine whether sidewalks are needed on both sides or one side of the street. In some cases, sidewalks may not be required on Local Roads.
8. The Township shall ensure that sidewalks are made of smooth, well-drained walking surfaces of contrasting materials or treatments to differentiate the pedestrian areas from vehicle areas and provide marked pedestrian crosswalks at intersections. In addition, sidewalks and open space areas will be easily accessible through such features as gradual grade transitions, and depressed curbs at street corners.

5.3.12 Transportation Demand Management

In addition to managing the supply of transportation services (active transportation, transit, etc.) as described above, the Township can also take steps to manage demand. Transportation Demand Management (TDM) is the application of policies, programs, services and products to influence how people travel. The goal of TDM is generally to reduce peak period single occupant vehicle trips and thereby reduce traffic congestion and its associated costs and environmental effects. TDM initiatives would complement the Township's efforts to integrate multi-modal transportation choices as well as transportation infrastructure and services, which support the population and future growth.

- 1. TDM initiatives that the Township of Russell may consider in the future to manage demand, and that should be examined in more detail as part of a future update to the Transportation Master Plan include:
 - a) Coordinating or facilitating the creation of a Transportation Management Association (TMA) – TMAs work with local businesses, organizations and residents to encourage people to make more sustainable transportation choices.
 - b) Parking Management – The management of parking has a significant impact on the choice to drive alone instead of carpooling, taking transit, walking or cycling. Ample free parking encourages people to drive alone. Managed parking, where users are made aware of the costs associated with providing parking, encourages people to consider alternatives.
 - c) Promoting Alternative Travel Modes – Traffic congestion can be mitigated by encouraging people to use travel modes other than a single occupant vehicle, including ridesharing, transit, walking and cycling. The Township, through education and marketing, can encourage residents and visitors to use these alternative



modes more often, for example by highlighting the health, environmental and financial benefits of alternative modes.

- d) Coordinating with the City of Ottawa and County to expand upon existing TDM initiatives in place – Currently, the City of Ottawa has developed a number of TDM initiatives including the “Rack and Roll” program, targeting the integration of bike racks onto buses, as well as the implementation of park and ride lots. These TDM initiatives should be encouraged to enhance transit and carpooling for the commuters and recreational users in the Villages.

5.3.13 Development and Redevelopment Adjacent to Railway / Transportation Corridors

Rail infrastructure in the Township plays a critical role in moving people and goods efficiently and promoting long-term economic growth. There is a need to maintain the capacity and viability of rail corridors and facilities within the Township, and to identify and support infrastructure improvements such as grade separations.

Transportation corridors are linear tracts of land used for the movement of travelers and goods. This Plan protects these corridors for the long term. Development that may preclude or negatively affect the use of the corridor for its intended purpose shall not be permitted.

New development proposed on lands adjacent to existing or planned transportation corridors and transportation facilities shall be compatible with, and supportive of, the long-term purposes of the corridor. The design of new development shall avoid, mitigate, or minimize negative impacts on and from the corridor and transportation facilities.

Where required, land use compatibility studies shall be prepared by qualified individuals according to appropriate guidelines.

Development along the railway corridor and near rail yards should be limited to industrial and commercial uses. Where planning approvals are required to allow for development or redevelopment near a railway corridor or rail yard, consideration shall be given to the impacts of noise and vibration.

1. Reference must be made to the County Official Plan for policies concerning railway properties.
2. Except for limited infilling on existing lots of record, new residential development and other sensitive land uses shall not be permitted within 300 m of a rail yard.
3. Notwithstanding the above, where a planning approval is required within 300 m of a rail yard (except for a comprehensive Zoning By-law update or consolidation, or a minor variance), limited residential development of a restrictive infill nature may be permitted. In these cases, completion of a site-specific study to the satisfaction of Council is required in consultation with the railway operator to identify potential negative



impacts on the long-term function of the rail yard and prevent or mitigate adverse effects and minimize risk to public health. The study shall be completed to the satisfaction of Council, in accordance with applicable policies and guidelines, including the MECP “Noise Assessment Criteria in Land Use Planning: Requirements, Procedures and Implementation” and land use compatibility guidelines. The study must include provisions for appropriate noise mitigation measures.

4. Applications for planning approvals to allow for residential or other sensitive land uses between 300 and 1000 m of a rail yard, or within 300 m of a railway corridor shall be accompanied by a noise study, to the satisfaction of Council in consultation with the railway operator demonstrating that applicable provincial policies and guidelines with respect to noise and land use compatibility have been addressed. Such applications shall be permitted only where Council is satisfied that appropriate noise mitigation measures will be implemented at the time of development.
5. Where development is proposed within 75 m of a rail yard or railway corridor, submission of a vibration study, prepared to the satisfaction of Council in consultation with the railway operator and addressing the potential impacts of vibration and recommended mitigation measures, may be required. Where potential adverse impacts are identified, appropriate mitigation measures shall be implemented at the time of development.
6. Appropriate safety measures, such as setbacks, berms and security fencing, shall be provided in association with all development proposals adjacent to rail yards or railway corridors, to the satisfaction of the Township in consultation with the rail companies.
7. Notwithstanding any other policy in this Plan, the Township, in consultation with the railway operator may undertake a comprehensive study to determine appropriate land use compatibility measures to be incorporated into new development proposed in close proximity to rail yards or rail corridors. Any such study shall be updated on a regular basis to reflect current rail operating conditions.

5.4 Utilities

Ensuring the adequate provision of utilities is an important consideration within the Township. Utilities include electricity generation facilities and transmission and distribution systems, gas, television or communications/telecommunications that is provided by a regulated company or government agency.

1. The Township shall ensure that adequate utility networks are, or will be, established to serve anticipated development and that these networks can be phased in a manner that is cost-effective and efficient.
2. The Township shall promote all utilities, including telecommunications, to be planned for and installed on a coordinated and integrated basis in order to be more efficient, cost effective and minimize disruption.



3. The Township shall confirm that utility and telecommunication providers are able to provide services to support proposed developments and that appropriate locations for large utility equipment and utility cluster sites have been determined.
4. To the extent feasible, utilities shall generally be located underground. This policy applies in particular in cases where previous phases of the subdivision have located utilities underground.
5. Public utilities, as a public use, are a generally permitted use in any designation as per **Section 3.3.10 Public Uses**.
6. Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of a hydro corridor for electricity generation facilities and transmission and distribution systems, and that secondary uses require technical approval from Hydro One Networks Inc.
7. All existing power facilities and the development of any new electricity generation facilities and transmission and distribution systems, including all works defined in the Power Corporation Act (such as transmission lines, transformer stations, and distributing stations) shall be permitted in any land use designation without an amendment to this Plan, provided that such development satisfies the provisions of the Environmental Assessment Act, including regulations made under the Act, and any other relevant statutes. Furthermore, Ontario Power Generation shall consult with the Township on the location of any new electricity generation facilities and transmissions and distribution systems.

5.5 Energy

5.5.1 General

The Township of Russell recognizes the importance of supporting policies aimed at reducing energy consumption and reliance on carbon-based fuels in order to develop greener, healthier communities and a culture of conservation.

The following two principles guide the energy policies:

- Promoting energy efficient urban and building designs, appliances, and modes of transportation; and
 - Supporting the development and use of alternative and renewable energy systems.
1. Buildings should be oriented in such a way as to maximize passive solar energy gain.



2. New developments shall consider the use of green building technologies and rating systems, such as Leadership in Energy and Environmental Design (LEED), Passive House certification, BOMA, WELL, and EnergyStar.
3. Land use patterns should support the use of alternative modes of transportation.
4. Development should reduce hard surfaces and maximize site permeability.
5. The Township shall promote landscaping and tree planting programs that help moderate summer and winter micro-climatic conditions.
6. The Township shall promote alternative and renewable energy systems as accessory and standalone uses.
7. New development should be designed to accommodate more affordable alternative energy and renewable energy technologies in the future.

5.5.2 Alternative and Renewable Energy Systems

Various forms of alternative energy systems and renewable energy systems can generate thermal and electrical power using renewable energy sources on a site-specific basis or as part of a more expansive utility grid system, thereby providing environmental, social and economic benefits.

1. In accordance with the County Official Plan, alternative and/or renewable energy systems shall generally be permitted throughout the Counties, in accordance with provincial and federal requirements, and local municipalities shall specify in more detail where renewable projects will be permitted.
2. The Township shall encourage and support alternative and/or renewable energy systems and facilities which are developed in accordance with this Plan and provincial and federal legislation, policies, and regulations.
3. Where feasible and practical, alternative and/or renewable energy systems and facilities will be encouraged to develop in the Industrial Park designation.
4. Proposed developments of alternative and/or renewable energy systems and facilities will be encouraged to locate in areas where their adverse effects or negative impacts on adjacent lands and natural features are minimized and mitigated to the greatest extent possible.

Proposed developments will be encouraged to consider safe access to a lot, setbacks that are consistent with zoning standards, adequate lot size, access to and conservation of other natural resources (i.e. agricultural land, minerals, mineral aggregates and natural heritage features and areas) and compatibility with surrounding land uses in accordance with **Section 3.2.3 Land Use Compatibility** of this Plan.



5. When evaluating proposals for alternative and/or renewable energy systems and facilities where the Township has approval authority for a project, the Township will consider the following:
- a) Location, size, and scale of the proposed facility;
 - b) Potential for land use compatibility issues with adjacent land uses and potential for adverse effects or negative impacts related to air, noise, odour, vibrations, etc. Systems and facilities should be sited in a manner that minimizes visual impacts and are compatible to other uses that may already be established on the site, in addition to surrounding land uses, and neighbourhood and landscape character. This will be achieved through siting, architectural design, and landscape and buffer treatment;
 - c) Potential for perceived risks to human health and safety; and
 - d) Any additional considerations.



Section 6 Natural Heritage

6.1 Natural Heritage Features and Areas

Natural heritage features and areas refer to features and areas that are important for their environmental and social values as a legacy of the natural landscapes of an area. They include:

- Significant wetlands and coastal wetlands;
- Fish habitat;
- Significant woodlands south and east of the Canadian Shield;
- Significant valley lands south and east of the Canadian Shield;
- Significant habitat of endangered species and threatened species;
- Significant wildlife habitat; and
- Significant areas of natural and scientific interest.

These features form part of an overall natural heritage system, linked by natural corridors, which is important for maintaining natural functions including biodiversity, stormwater management and groundwater recharge.

The County Official Plan sets out policies for the conservation and protection of natural heritage features and areas from negative impacts of development. These include a prohibition on certain types of developments, setback requirements, Environmental Impact Study requirements, and/or best management policies. Any development application shall be reviewed in accordance with the natural heritage system and policies identified in the County Official Plan.

1. The diversity and connectivity of natural features and the long-term ecological function and biodiversity of natural heritage systems should be restored, maintained and improved where possible. Activities promoting connectivity of natural heritage systems should recognize linkages among natural heritage, surface water, and ground water features.
2. Reference must be made to the County Official Plan for policies and development restrictions related to natural heritage features and areas.

6.2 Wetlands

Wetlands are identified in the County Official Plan, and are lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. Within these lands, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants.

1. Development and site alteration within or adjacent to designated wetlands, evaluated wetlands, and unevaluated wetlands shall be in accordance with the policies in the County Official Plan.



2. The Township may identify locally significant wetlands for heightened protection through restrictive zoning and an amendment to the Zoning By-law.

6.3 Forested Areas

Forested areas that are not deemed 'significant' are not subject to the development restrictions applicable to natural heritage features and areas. However, they nonetheless constitute important elements of the Villages' landscape and natural setting. Forested areas have both natural and human values; in particular, they:

- Help to moderate climate, as temperature and moisture are influenced by respiration of trees and shrubs and by their shading;
- Provide oxygen to the atmosphere while reducing carbon dioxide, via photosynthesis;
- Clean air pollutants;
- Prevent soil erosion and stabilize slopes;
- Help to maintain good surface water quality;
- Provide habitat for a diverse range of species;
- Retain water and may recharge ground water;
- Provide recreational opportunities such as wildlife observation and hiking; and
- Contribute to the beauty and visual diversity of the urban and rural landscape.

The following land use policies shall apply to forested areas, in addition to the policies of the applicable land use designation.

1. To the extent possible, new developments shall locate parks and greenspace to integrate and coincide with existing forested areas.
2. Council may enact a Tree Cutting By-law to protect trees and vegetation.
3. Reference shall be made to the County Official Plan for policies regarding significant woodlands and vegetation cover, as forested areas may include significant woodlands that have not been mapped or groundtruthed, and may require a site assessment as part of an Environmental Impact Study to verify site conditions prior to development taking place.

6.4 Trees and Canopies

Street trees and canopies provide many benefits including natural habitat opportunities, reduced heating and cooling costs, reduced noise levels, increased property values, and aesthetic benefits. It is the intent of Council to protect and preserve existing street trees and in particular, those trees identified as heritage trees.

1. Council may enact more restrictive regulations under the Municipal Act to protect the Township's urban trees and will ensure that proposed development is reviewed to provide for the preservation and protection, wherever possible, of street trees and canopies.



2. Tree preservation and tree planting shall be encouraged through the site plan control and plan of subdivision approvals processes, and in accordance with the Township's Tree Canopy and Natural Vegetation policy.
3. Reference must be made to the policies in **Section 3.2.2 Design Guidelines** related to street trees.

6.5 Wildland Fire Hazards

Certain lands within the Township have been identified as areas of greater risk due to the presence of hazardous forest types for wildland fire. These areas are illustrated on Appendix IV to the County Official Plan.

1. Development shall generally be directed to areas outside lands that are unsafe for development due to the presence of hazardous forest types for wildland fire.
2. Reference must be made to the County Official Plan for additional policies.

6.6 Castor River Corridor

Embrun and Russell benefit from the presence of the Castor River, which has significantly contributed to the communities' histories and settlement patterns, while providing a beautiful setting and various recreational opportunities. However, due to development along the Castor River, opportunities for public access to the waterfront are decreasing.

The river corridor policies seek to encourage the preservation of shoreline areas in order to enhance the recreational and economic benefits that can be derived from public access and the preservation of natural shoreline states.

The following land use policies shall apply to the shoreline of the Castor River, East Castor River, or other significant waterways, in addition to the policies of the applicable land use designation. Within the policies below, references to the Castor River shall also include the East Castor River and other significant waterways.

1. Where development is proposed which would require shoreline alterations, a permit under the Public Lands Act and/or approval under Ontario Regulation 41/24 Prohibited Activities, Exemptions and Permits administered through South Nation Conservation may be required.
2. Where new development lots are created, dwellings and sewage disposal systems shall be set back a minimum of 30 metres from the high-water mark of a watercourse or waterbody with non-disturbance of the native soils and very limited removal of shoreline vegetation.
3. In accordance with the County OP, for existing lots of record new development should be set back 30 metres if possible/feasible, otherwise as far back as the lot permits, with non-disturbance of the



native soils and very limited removal of shoreline vegetation beyond that required for development. Any proposed reduction to the 30 metre minimum setback shall be consistent with any applicable policies in the PPS, 2024 and related implementation guidelines, maximize the setback through building design and orientation, and minimize disturbance to native soils and shoreline vegetation in accordance with other policies of this Plan.

4. Setbacks from various hazard areas such as floodplains and unstable slopes may be required as set out in **Section 8.1 Hazard Areas**, while setbacks from fish habitat may also be required as set out in **Section 6.1 Natural Heritage Features and Areas**. Consultation and approval by the South Nation Conservation Authority may be required prior to development on or in proximity to hazard areas along the Castor River and other watercourses within the Township. Reference shall be made to the County Official Plan for policies related to hazard areas and other required setbacks that may be applicable along the Castor River.
5. When reviewing development proposals for land abutting the shoreline, Council may require that lands be dedicated for public purposes, which will preserve public access to the Castor River and where possible shall ensure that such lands be accessible from a public road, and/or a trail that is accessible and barrier-free.
6. Opened and unopened road allowances and public rights-of-way which lead to shoreline areas will be protected in order to preserve the potential for future public access.
7. When reviewing subdivision, consent, and site plan applications the Township shall consider the impacts of the development on the visual access to the Castor River and ensure that the appearance of the development, when viewed from the Castor River, complements the natural setting. New development along the waterfront shall also be designed to minimize any loss of river views from adjacent properties.
8. Where development proposes shoreline alterations, a development permit may be required from the federal Department of Fisheries and Oceans or its delegate.
9. Council may enact a Site Alteration By-law to control or prevent the degradation of shoreline areas, which could be caused by the removal of vegetation or the disturbance of native soils.



6.7 Adjacent Lands

The 2024 Provincial Planning Statement (PPS) defines adjacent lands as those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of adjacent lands may be recommended by the Province or based on municipal approaches that achieve the same objectives. For the purposes of this Plan, and in accordance with the County Official Plan, adjacent lands are determined to include all lands within the

specific distance of the boundary of natural heritage features and areas as set out in the table below:

Natural Heritage Area or Feature	Extent of Adjacent Lands
Provincially Significant Wetland	120 metres
Locally Significant Wetland	30 metres
Significant Wildlife Habitat	120 metres
Fish Habitat	120 metres
Provincially Significant Areas of Natural and Scientific Interest – Life Science	120 metres
Provincially Significant Areas of Natural and Scientific Interest – Earth Science	50 metres
Significant Valleylands	120 metres
Significant Woodlands	120 metres

1. No development or site alteration will be permitted on adjacent lands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through an Environmental Impact Study (EIS), prepared in accordance with the Environmental Impact Study Section of the County Official Plan, that there will be no negative impact on the natural features or their ecological functions.
2. Development or site alteration on adjacent lands will be setback from the field-verified edge of an identified natural heritage feature in accordance with the policies of this Plan and the findings of the EIS.

6.8 Water

Water quality and quantity are addressed from a number of perspectives in this Official Plan, including through the Castor River policies, the protection of natural heritage features such as fish habitat, and the infrastructure policies. The County Official Plan includes further policies with respect to groundwater protection and enhancement and groundwater recharge areas.

1. New developments shall be encouraged to minimize water use and, where feasible, to provide for the conservation of building materials through reuse, recycling and renovation.
2. The Township shall seek to protect, improve and/or restore the quantity and quality of groundwater and surface water through its planning approval processes.
3. The Township shall promote efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality. In particular, all buildings shall be encouraged to use water saving devices including low-flush toilets, low-flow showerheads, and faucet aerators in order to reduce water use.

6.9 Source Water Protection

The Raisin-South Nation Source Protection Plan, as amended from time to time, which is intended to protect the quality of the rivers, lakes and underground water sources that supply municipal drinking water systems in

the Raisin and South Nation watersheds, took effect on April 1, 2015. The Plan identifies risks to local water sources and sets out policies to manage, reduce or eliminate these risks. It sets out Wellhead Protection Areas (WPAs) and Intake Protection Zones (IPZs) surrounding vulnerable drinking water sources. These are shown as environmental constraints on Schedule C1 in the County's Official Plan.

1. All development within the Township, particularly in the 417 Industrial Park, shall be directed to areas where it will not pose a threat to drinking water, in accordance with the Raisin-South Nation Source Protection Plan.
2. Reference must be made to the County Official Plan for additional policies.

6.10 Climate Change

Climate change can be defined as a long-term change in average weather conditions, including temperature, wind patterns and precipitation, primarily due to increases in greenhouse gas emissions related to human activities. It may involve, for example, increased frequency and severity of extreme weather events, as well as erratic weather patterns. Climate change is highly complex and dynamic, and the timing, nature and severity of its impacts on communities are difficult to predict and will vary locally and regionally. However, scientific research and analysis suggest that communities will need to adjust to the effects of climate change in one way or another, despite our best efforts at reducing our greenhouse gas emissions in the future.

Several policies in this Official Plan may directly or indirectly contribute to reducing the Township's overall impact in terms of greenhouse gas emissions. These include a focus on increased energy efficiency, support for alternative means of transportation, and the promotion of mixed-use communities. However, a broader approach is required in order to:

- Establish more comprehensive mitigation strategies; and
 - Develop adaptation strategies to cope with the expected effects of climate change over the planning period.
1. All development will consider measures to withstand rains and flood waters beyond historic levels.
 2. Native vegetation will be required.
 3. Small-scale alternative energy generation that is compatible with surrounding uses, such as roof-installed solar panels, are generally supported.
 4. Wherever possible, green infrastructure will be prioritized over grey infrastructure. For example, naturalized and vegetated watercourse banks to control erosion rather than concrete.



5. In collaboration with agencies such as Natural Resources Canada and Health Canada, as well as the County, the Township may develop a Climate Change Mitigation and Adaptation Plan that outlines:
 - a) Mitigation strategies to reduce the Township's contribution to climate change; and
 - b) Adaptation strategies to assist the Township in coping with the effects of climate change on its communities.



Section 7 Cultural Heritage

Cultural heritage includes built heritage resources, cultural heritage landscapes, archaeological resources, and other cultural heritage resources. Built heritage resources may include significant buildings, structures, and monuments associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. Cultural heritage landscapes refer to groupings of individual heritage features that form a significant type of heritage form and may include villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trail ways and industrial complexes of cultural heritage value. Archaeological resources may include known archaeological sites and areas of archaeological potential.

Cultural heritage plays a role in defining the uniqueness of the Township of Russell and creating a distinct sense of place. It also contributes to the character, civic pride, tourism potential, and historical appreciation of the community. There are two (2) buildings listed on the Municipal Heritage Register. The Township has a Historical Plaque Program to recognize and share the stories and places important to the cultural heritage of the Township.

1. The Township will engage with Indigenous communities and consider their interests when identifying, protecting, and managing cultural heritage and archaeological resources.
2. Significant built heritage resources and significant cultural heritage landscapes shall be conserved and protected.
3. The Township shall identify potential significant built heritage resources and significant cultural heritage landscapes that should be subject to further protection.
4. The Township shall undertake a study to identify significant built heritage resources and significant cultural heritage landscapes.
5. The Township may undertake and implement the recommendations resulting from a study regarding the potential for designation under Part V of the OHA for a Heritage Conservation District for the area bounded by Concession Street to the east, the Castor River to the south and west, and the back of properties fronting onto the north side of Caster Street to the north, as identified during the Russell Township Preliminary Heritage Evaluations (2015).
6. The Township shall administer a Historical Plaque Program in accordance with the Historical Plaque Program Policy, to recognize buildings, properties, and events which are historically significant to the Township of Russell, for the purpose of engaging residents and visitors in the Township's rich cultural history.
7. Development and site alteration may be permitted on lands adjacent to protected heritage property where the proposed development and site



1122 Concession Street

alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

8. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.
9. Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
10. Reference shall be made to the County Official Plan for additional heritage policies.



Section 8 Health and Safety

8.1 Hazard Areas

Environmental conditions occasionally represent significant constraints to the development of land such that there can exist a significant threat to people's health and safety. Examples include the existence of floodplains, unstable slopes, contamination from previous uses, or noise concerns from surrounding uses. It is important to ensure that only suitable development, which does not pose a danger to public safety or health or result in property or environmental damage, is permitted in areas subject to such development constraints.

The County Official Plan identifies hazardous areas and sets out policies with respect to:

- Areas subject to floods and erosion;
- Unstable slopes, unstable bedrock and organic soils;
- Potential retrogressive landslide areas;
- Contaminated sites; and
- Other health and safety concerns (abandoned pits and quarries, noise and vibration, incompatible land uses).

These policies include development restrictions and outline studies that may be necessary prior to development on such lands.

Within the Villages and the 417 Industrial Park, identified hazard areas consist of floodplains and unstable slopes which are illustrated on Schedule C1 of the County Official Plan, as well as unstable bedrock which are illustrated on Schedule C2 of the County Official Plan. There may also be other health and safety concerns associated with contaminated sites, noise, vibration, and incompatible land uses.

1. Reference shall be made to the County Official Plan for policies related to hazard areas.
2. Where development is proposed within or in proximity to identified hazard areas, approval under Ontario Regulation 41/24 Prohibited Activities, Exemptions and Permits administered through South Nation Conservation may be required.



Section 9 Implementation

9.1 Introduction

This Section intends to supplement the policies in the County Official Plan. Reference to the County Official Plan must be made with respect to additional implementation policies, including those related to the following matters:

- Building permits.
- Cash-in-lieu of parking;
- Cash-in-lieu of parkland;
- Consents;
- Development criteria;
- Extensions or enlargements under Section 34(10) of the Planning Act;
- Holding provisions;
- Interim control by-laws;
- Lots of record;
- Maintenance and occupancy standards; and
- Minor variances or permissions;
- Parkland dedication;
- Plans of subdivision;
- Safety and security criteria;
- Temporary use by-laws;

9.2 General

1. The policies of this Official Plan shall be implemented by the Township of Russell through the power conferred upon it by the Planning Act, R.S.O. 1990, the Municipal Act, 2001, the Development Charges Act, 1997, the Building Code Act, R.S.O. 1992, as amended, and any other applicable statutes of the Province of Ontario.
2. The decisions of Council shall be consistent with the Provincial Planning Statement and in conformity to the relevant policies of this Official Plan, as well as the relevant policies of the County Official Plan.
3. Pursuant to Section 24(1) of the Planning Act, no public work shall be undertaken and no by-law shall be passed by the Township for any purpose that does not conform to the intent and policies of this Official Plan.
4. Council may acquire, hold, or dispose of land for the purposes of implementing any policies of this Official Plan subject to the provisions of the Planning Act, the Municipal Act, and any other applicable statutes of the Province of Ontario.
5. All forms of development agreements regarding subdivisions, consents, condominiums, variances and site plans are required to conform to the policies of this Official Plan and the County Official Plan.
6. The Township may undertake the preparation of secondary plans, as necessary, for specific areas or to address a specific planning issue.



Secondary plans shall be approved by County Council and shall be incorporated by way of amendment to the Official Plan.

9.3 Development Control

The Township will manage the nature and pace of land development, the key source of growth and change in a municipality, by reviewing development applications and approving only those projects that respect the policies of this Official Plan.

The development application review process also provides an opportunity for external agencies within the municipal administration to address their concerns by discussing and commenting on specific land development proposals. In addition, the review process involves Indigenous communities, community stakeholders, and the general public, who are invited to participate in community meetings or other consultation processes in order to bring their views concerning development applications to the Township's attention.

As a result of this review process, a wide range of issues concerning the development are raised with the party putting forward the proposal (the proponent) and decisions are made as to the changes that will be made to the proposal in order to address the policies of the Official Plan and make the project acceptable to Council. In many cases, the proponent will be required to undertake (and fund) studies designed to identify the likely impacts of the project on the social and natural environment.

The various policies, studies and assessments that the Township requires are addressed as part of its review of development applications as described in this section. These requirements apply to a range of applications, generally those made under the provisions of the Planning Act.

9.3.1 General

1. This Official Plan shall be implemented by the powers conferred upon the Township of Russell by the Planning Act, the Municipal Act, and such other statutes as may be applicable, and in accordance with the applicable policies of the County Official Plan. In particular, the implementation of this Official Plan will be carried out by the appropriate Council through the following measures:
 - a) By the enactment and administration of implementing by-laws pursuant to the Planning Act, including Zoning By-laws, Site Plan Control By-laws, Subdivision and Part-Lot Control By-laws, Parkland Conveyance by-laws, and Property Maintenance and Occupancy By-laws;
 - b) By the enactment and administration of By-laws pursuant to the Municipal Act or other Acts;
 - c) By the construction of public works in accordance with a Capital Works Program;
 - d) By the acquisition and/or disposal of land;



- e) By amendments to the Official Plan and to the implementing by-laws;
- f) By the Committee of Adjustment; and
- g) By periodic reviews of this Official Plan every ten (10) years and then every five (5) years thereafter, or according to the Planning Act, as amended.

9.3.2 Pre-Consultation

1. Applicants are encouraged to consult with the Township Review Team prior to submitting a site plan application, as per the Site Plan Control By-law. Among other matters, this pre-consultation meeting will assist in confirming required studies as per **Section 9.3.6 Complete Applications**.
2. Applicants are encouraged to consult with the Township Review Team prior to submitting a plan of subdivision application. Among other matters, this pre-consultation meeting will assist in confirming required studies as per **Section 9.3.6 Complete Applications**.
3. Applicants are encouraged to consult with Township staff prior to submitting an Official Plan Amendment, Zoning By-law Amendment, Minor Variance, Part Lot Control or Severance application. Among other matters, this consultation will assist in confirming required studies as per **Section 9.3.6 Complete Applications**.
4. Pre-consultation with Township staff for plan of subdivision applications, Official Plan Amendment, Zoning By-law Amendment, Minor Variance, Part lot Control or severance application is voluntary, in accordance with the Planning Act, but is highly encouraged to ensure that proponents are aware of all application submission requirements.

9.3.3 Zoning By-law

1. The principal implementing tool of this Official Plan is the Township of Russell Zoning By-law. The Zoning By-law regulations shall conform to the policies of this Official Plan and be updated within three (3) years of mandated reviews of the Official Plan.
2. Since zoning constitutes the Township of Russell's most important means of control over land use and development, the adoption of any Zoning By-law or zoning amendment required for a specific project should generally occur only when all other conditions or requirements deemed essential by the Township of Russell have been fulfilled.
3. Amendments to the Zoning By-law will be made only after public notice and consultation as required by the Planning Act and consultation with affected authorities or agencies.



9.3.4 Community Planning Permit System (CPPS)

The Community Planning Permit System (CPPS) approval framework combines zoning, site plan control, tree cutting by-laws, and site alteration by-laws into one approval or permitting system. Lands subject to a CPPS are no longer subject to the Zoning By-law or Site Plan Control By-law.

1. A CPPS may be developed and adopted by by-law for a specific area of the Township or for the entire corporate limits of the Township, subject to an amendment to the County Official Plan and the Township Official Plan. The Township may also consider the preparation of a CPPS for lands within approved Plans of Subdivision to address minor changes. The CPPS will identify what constitutes a minor change. Where a CPPS has been enacted and approved, the Zoning By-law and Site Plan Control By-law will not apply.
2. The objectives of the Township in implementing a CPPS By-law shall include the following:
 - a) Promotion, protection, and provision of affordable and accessible housing;
 - b) Preservation of the character of the affected and adjacent area(s);
 - c) Improvement of the waterfront area;
 - d) Preservation and enhancement of residential neighbourhoods;
 - e) Protection of the natural environment;
 - f) Promotion and rehabilitation of industrial properties; and
 - g) Protection of heritage resources and landscapes.
3. Council may delegate to Township staff the approval or issuance of development permits. Limits on and criteria for such delegation will be established in the CPPS.
4. The Township may impose conditions and grant provisional approval prior to final approval. These may include conditions related to removal or restoration of vegetation, site alteration, natural features and areas, contaminated or marshy lands, and conditions permitted by Sections 34, 40, 41, 42 of the Planning Act.
5. As may be provided in the CPPS, a development permit may be issued to permit, as a discretionary use, any use not specifically listed as a permitted use in the CPPS, provided that the proposed use is similar to and compatible with the listed permitted uses, would have no negative impact on adjoining properties, and would generally maintain the intent, principles and policies of this Official Plan. A development permit may also be issued to permit, as a discretionary use, an extension to a legal non-conforming use or change in use of a legal non-conforming use, provided that the proposal is desirable in order to avoid hardship, that it



would have no negative impact on adjoining properties, and that it would generally maintain the intent, principles and policies of this Official Plan.

6. As may be provided in the CPPS, a development permit may be issued to permit variations to the standards and provisions outlined in the CPPS. Such variations will only be permitted if they are consistent with the policies of this Official Plan.
7. Any proposal for a use which is not listed as a permitted use and which does not qualify as a discretionary use or a variation in accordance with these policies and the CPPS will require an amendment to the CPPS.
8. The CPPS shall be developed and implemented in accordance with the requirements of the Planning Act.
9. Prior to the adoption of a CPPS, an Official Plan Amendment will be required to the County Official Plan and to the Township Official Plan, in order to:
 - a) Identify the area as a proposed Community Planning Permit Area;
 - b) Set out the scope of any delegation of authority and limitations on the delegation, if Council intends to delegate any authority under the CPPS;
 - c) Refine the Township's goals and objectives in proposing a CPPS for the area;
 - d) Set out the types of criteria that may be included in the CPPS for determining whether any class of development or any use of land may be permitted by community planning permit;
 - e) Set out the types of conditions that may be included in the CPPS; and
 - f) Address any other matters mandated by Ontario Regulation 173/16 or any other regulation adopted under the Planning Act.

9.3.5 Site Plan Control

The Township of Russell Site Plan Control By-law, as amended, defines the area that shall be considered a Site Plan Control Area pursuant to the provisions of Section 41(2) of the Planning Act, R.S.O. 1990. The Site Plan Control By-law applies to a number of zones identified in the Zoning By-law, land uses, and development types. The Planning Act provides municipalities with the ability to include the following in the site plan approval process:

- The massing and conceptual design of the proposed building;
- The relationship of the proposed building to adjacent buildings, streets, and exterior areas to which members of the public have access;
- The provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, open spaces, and interior walkways in adjacent building;



- Matters relating to exterior access to each building that will contain affordable housing units or to any part of such a building, but only to the extent that it is a matter of exterior design;
 - Sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, planting or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities; and
 - Facilities designed to have regard for accessibility for persons with disabilities.
1. Should Council implement a Community Planning Permit System, the area subject to site plan control would be amended to reflect the regulatory requirements of the Community Planning Permit System.
 2. To avoid undue restrictions, certain types of development will be exempted from Site Plan Control, as defined through the Site Plan Control By-law, as amended. The Township may require architectural drawings such as elevations for development applications.
 3. The following uses are exempt from Site Plan Control:
 - a) One and two-unit dwellings and buildings, structures accessory thereto and additions or alterations thereto which are within zones which permit residential uses;
 - b) Any residential development on a lot, up to ten (10) units, unless the subject lands are included in a "prescribed area", as defined and in accordance with the Planning Act and its Regulations;
 - c) Garden suites;
 - d) Mineral extraction operations; and
 - e) Buildings and structures required for agricultural operations.
 4. The following matters are not subject to site plan control:
 - a) Interior design;
 - b) Exterior design, except to the extent that it is a matter relating to exterior access to a building that will contain affordable housing units or to any part of such a building;
 - c) The layout of interior areas, excluding interior walkways, stairs, elevators, and escalators to which members of the public have access from streets, open spaces and interior walkways in adjacent buildings; and
 - d) The manner of construction and standards for construction.
 5. Drawings provided to the Municipality in support of applications submitted for site plan approval under s.41 of the Planning Act shall



have regard for accessibility for persons with disabilities in accordance with the Accessibility for Ontarians with Disabilities Act, 2001, S.O. 2001.

6. Drawings showing plan, elevation, and cross-section views for each building to be erected are required to be provided to the Municipality in support of applications submitted for site plan approval under s.41 of the Planning Act. For clarity, in accordance with the Planning Act, the Township may also require such drawings for a building to be used for residential purposes containing less than 25 dwelling units.
7. Drawings provided to the Township in support of applications submitted for site plan approval under s.41 of the Planning Act are required to show sustainable design elements on any adjoining highway under the municipality's jurisdiction. These may include:
 - a) Trees, shrubs, hedges, plantings or other ground cover;
 - b) Permeable paving materials;
 - c) Street furniture;
 - d) Curb ramps;
 - e) Waste and recycling containers;
 - f) Green roofs; and
 - g) Bicycle parking facilities.
8. The Township may require an open house meeting to be held to present the proposed project and receive comments from the public. Public comments will be taken into consideration by municipal staff in their review of the application.
9. The County Official Plan must be referred to with respect to additional site plan control policies. Additional information is also provided in the Township's Site Plan Manual.

9.3.6 Complete Applications

Various studies or reports may be required as part of an application for an Official Plan Amendment, Zoning By-law Amendment, site plan, plan of subdivision, minor variance, consent, or any other application under the Planning Act prior to those applications being deemed 'complete'. The list below is non-exhaustive, and a pre-consultation with municipal staff is generally required to confirm the studies. The County Official Plan and the Township's Site Plan Manual should be consulted for additional information on specific study requirements.

The following studies may be required:

- Archaeological Assessment
- Architectural Elevation Drawings



- Composite Utility Plan
- Concept Plan
- Cultural Heritage Impact Statement
- Design Brief
- Environmental Impact Study (see County Official Plan for requirements)
- Environmental Site Assessment
- Erosion and Sediment Control Plan
- Flood Line Study
- Geotechnical Studies
- Grading and Drainage Plan
- Groundwater Impact Assessment
- Hydrogeological and Terrain Analysis
- Interference Impact Assessment
- Land Use Compatibility Study
- Marine Archaeological Assessment
- Mineral Resource Impact Assessment
- Minimum Distance Separation (MDS)
- Noise/Vibration Study
- Nutrient Management Plan, in accordance with the Nutrient Management Act, as amended
- Photometric Plan
- Planning Rationale
- Plan of Parking Garage Layout
- Public Consultation Strategy
- Sediment and Erosion Control Plan
- Site Servicing Study
- Slope Stability Study
- Stormwater Management Report
- Sun-Shadow Study
- Transportation Impact Study
- Tree Preservation Plan

9.3.7 Public Consultation

Public consultation is considered an essential component of the municipal planning process. The following policies shall apply in the implementation of this Official Plan.

1. A Public Consultation Strategy, satisfying the minimum requirements of the Planning Act, is required for all applications for Official Plan Amendment, Zoning By-law Amendment, and/or Plan of Subdivision.
2. The Township may require additional public consultation measures in order to deem an application complete, determined on a case-by-case basis.
3. Public meetings must be held before proposals for Official Plan and Zoning By-law amendments are dealt with by Council, in accordance with the Planning Act.
4. Notice of public meetings must be given in accordance with the Planning Act; however, the Township may consider alternate notice



procedures or additional public meetings, as provided for in the Planning Act.

5. The Township requires the use of a temporary signboard placed on the property and visible from the street, to post the notice of an application of a site-specific Official Plan amendment, Zoning By-law amendment, plan of subdivision, minor variance, or application for Site Plan Control.
6. For special issues, including but not limited to, new Official Plans and comprehensive Zoning By-laws, the Township may consider additional means of public participation including open houses, public displays, area meetings, newspaper coverage, cable TV programming, internet postings and other similar means.
7. Council may, by resolution, forego public notification and public meetings in connection with Official Plan, Community Improvement Plan, and Zoning By-law amendments if such amendments relate to matters that will not affect the policies and intent of the Official Plan or Community Improvement Plan, or the provisions of the Zoning By-law in any material way, and may include the following matters:
 - a) altering punctuation or language to obtain a uniform mode of expression;
 - b) correcting clerical, grammatical, dimensioning or typographical errors;
 - c) altering the number and arrangement of any provision;
 - d) inserting historical footnotes or similar annotations to indicate the origin and approval of each provision;
 - e) changing the format of a document;
 - f) consolidating amendments; and,
 - g) transferring Official Plan, Community Improvement Plan and Zoning By-law information to new base maps.
8. Written and oral submissions from the public relating to applications for Official Plan amendment, Zoning By-law amendment, plans of subdivision, plans of condominium, consent, and minor variance will be summarized within a staff report to facilitate decision making. Where appropriate, the submissions will be consolidated into common or overlapping land use planning issues, in addition to an acknowledgement of other issues presented through the public consultation process. The notices of decision associated with planning applications will recognize written and oral submissions and the effect they have had, if any, on planning decisions.

9.3.8 Parkland Conveyance

1. As a condition of a consent, subdivision approval, site plan approval, development or redevelopment, the developer shall convey lands to the



Township for park or other public recreational purposes through the provisions of the Planning Act, including alternative requirements, in accordance with Section 7.4.9 of the County Official Plan, and in a way that best meets the parks and leisure needs of the community.

2. All lands to be conveyed shall be suitable for park or public recreational purposes. Land may be for both passive or active parks and other public recreation purposes. Factors that will be considered in determining suitability for conveyance will include, but are not limited to:
 - a) open frontage on a public road;
 - b) adequate size and configuration;
 - c) physical state;
 - d) abutting land uses;
 - e) connectivity to the existing trail system and parks;
 - f) pedestrian and cyclist access;
 - g) proximity to schools;
 - h) public access to local waterways; and
 - i) equitable distribution with the community.
3. Conveyance of land for park purposes shall be required at the rates as defined in the Parkland conveyance by-law, and at a rate not to exceed the maximums as set out in the Planning Act.
4. Reductions in Parkland Conveyance may be reduced by a maximum of one fifth for the conveyance of priority lands, which shall include, but are not limited to:
 - a) land connected to the existing trail system;
 - b) land which contributes to the expansion of the Township's trail system;
 - c) land along significant local waterways; and
 - d) land adjacent to existing conservation areas.
5. Cash-in-lieu of parkland conveyance may be required in lieu of the conveyance of parkland, as outlined in the parkland Conveyance by-law, and at a rate not to exceed the maximums as set out in the Planning Act.
6. Lands not suitable for park purposes shall include lands that constitute a physical or environmental hazard, easements that restricts the Township's use of land, utilities corridors, stormwater management



facilities, provincially or locally significant wetlands, required setbacks and buffers from natural features, roadways, and contaminated lands.

7. The conveyance of parkland or cash-in-lieu of parkland should be consistent with the policies of **Section 3.8 Parks, Leisure Areas, and Greenspaces** of this Plan.

9.3.9 Consultation with Agencies

1. In reviewing any development applications, the Planning Advisory Committee, Committee of Adjustment, and Council of the Township of Russell shall consult with or seek assistance from any relevant government Ministry or relevant agency (including utilities).

9.3.10 Indigenous Consultation

The Township of Russell is located on the unceded territory of the Anishinaabe and the traditional lands of the Haudenosaunee, Huron-Wendat and Kanien'kehá:ka Peoples. The Algonquins of Ontario have an historical and cultural interest in lands along the Castor River; as well as a current interest in the Larose Forest. The Métis Nation of Ontario may also have an interest in planning matters in the Township. The Township will engage with Indigenous communities, including the Algonquins of Ontario and the Métis Nation of Ontario, early in the planning and development process.

1. In the spirit of reconciliation and acknowledging the “free, prior and informed consent” as set out in the United Nations Declaration on the Rights of Indigenous Peoples as applied and interpreted by Courts of competent jurisdiction, and the right to carry out traditional pursuits in a respectful and unrestricted manner, the Township will continue to work to build a relationship with the local Indigenous communities.
2. The Township will consider the interest of Indigenous communities when identifying, protecting, and managing cultural heritage and archaeological resources and will engage with the local Indigenous communities to identify the following:
 - a) Input and possible participation in Stage 2 Archaeological Assessment required for land use planning or development purposes where a Stage 1 Archaeological Assessment or the provisions of Section 7 of this Plan indicate areas of historical interest or values and/or the potential for encountering Indigenous artifacts;
 - b) Consultation on cultural heritage or archaeological studies related to proposed developments where areas of Indigenous interest or values and/or the potential for Indigenous artifacts to be encountered have been identified; and
 - c) Consultation prior to the approval by Council of future Official Plan amendments or site plan approval where an Archaeological Assessment has shown the potential for Indigenous artifacts to be encountered.



9.3.11 Development Charges

1. To help defray the cost of public services, the Township may require development charges in accordance with the Development Charges Act and/or the Municipal Act as a condition of approving development applications.

9.3.12 Holding Provisions

1. The Township may utilize the holding symbol "h" in accordance with the Planning Act, and Council may pass Zoning By-laws for this purpose.
2. The holding "h" symbol is intended to be employed where the specific use of land has been established but where the details of development have not yet been fully resolved. These details may include but are not limited to the following:
 - a) Financial arrangements and financial impact on the municipality;
 - b) Servicing arrangements;
 - c) Environmental constraints;
 - d) Archaeological resource investigation and recovery;
 - e) Measures to mitigate negative impacts from transportation and utility corridors, landfill sites, methane gas sites, coal tar sites, and industrial uses;
 - f) Transportation network capacities; and
 - g) Execution of a subdivision or condominium agreement.
3. Holding provisions will be applied only where there is a need for additional conditions that cannot be applied through the Zoning By-law or through the Site Plan Control By-Law.
4. The Zoning By-law shall specify:
 - a) The uses permitted while the holding "h" symbol is in place;
 - b) The uses to be permitted when the holding "h" symbol is removed; and
 - c) The requirements for removal of the "h" symbol.
5. Lands subject to holding provisions shall be identified on the zoning map(s) by the holding symbol "h" preceding the zone symbol on the map(s).
6. The Zoning By-law will be amended by simple by-law with due notice to remove the holding symbol when Council determines that the requirements for removal as set out in the By-Law have been met.



7. Council shall give notice of its intention to pass a by-law to remove an "h" symbol in accordance with the Planning Act.
8. The holding "h" symbol is also subject to the provisions indicated in the Corporation of the Township of Russell By-Law that establishes a growth management and development allocation system for the water distribution and sewage treatment system.

9.3.13 Temporary Use Zones

1. The Township, in a by-law, may authorize the temporary use of lands, buildings or structures for any purpose set out therein that is otherwise prohibited by the Township of Russell Zoning By-law. A by-law authorizing a temporary use shall prescribe a period of time for the temporary use, which shall not exceed twenty (20) years for a garden suite, and shall not exceed three (3) years for all other uses. Council may grant further periods of not more than three (3) years.

9.3.14 Interim Control By-law

1. Where Council has, by by-law or resolution, directed that a review or study be undertaken in respect of land use policies in the municipality or in any defined areas thereof, Council may pass an Interim Control By-law under Section 38 of the Planning Act to be in effect for a period of time specified in the by-law. Such period of time shall not exceed one (1) year from the date of passing thereof, prohibiting the use of land, buildings or structures within the municipality or within any defined area or areas thereof for, or except for, such purposes as are set out in the by-law. Council may amend the by-law to extend the period of time during which it will be in effect, provided the total time does not exceed two (2) years from the date of passing of the interim control by-law.

9.3.15 Committee of Adjustment

1. In accordance with Section 44 of the Planning Act, when a Zoning By-law is in effect, a Committee of Adjustment may be appointed by the Council of the Township of Russell to rule on applications for minor variance from the provisions of the Zoning By-law. In granting any variance the Committee will be satisfied that:
 - a) Such variance is minor in nature;
 - b) Such variance is desirable for the appropriate development or use of the land, building or structure; and
 - c) That the general intent and purpose of the Zoning By-law and Official Plan is maintained.
2. Additional criteria for evaluating a minor variance application may be established through a local by-law and if established the Committee will grant a variance where the conditions outlined in subsection (1) above, as well as any criteria established by said by-law are satisfied.



3. In addition, the Committee of Adjustment has the power to permit the extension or enlargement of any use, building or structure that is a non-conforming use with regard to the Zoning By-law or any implementing By-law. In granting such permission, the Committee shall have due regard for the general intent of this Official Plan.

9.4 Community Improvement

The Community Improvement provisions of the Planning Act allow municipalities to prepare Community Improvement Plans for designated Community Improvement Project Areas as the result of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason. For example, in December 2015 the Township adopted a Community Improvement By-law for the Commercial Corridors and Village Cores of the Villages of Embrun and Russell.

The objectives of Community Improvement Plans include:

- To upgrade and maintain all essential municipal services and community facilities;
- To ensure that community improvement projects are carried out within the built up areas of the Township;
- To ensure the maintenance of the existing building stock;
- To preserve heritage buildings;
- To provide for the rehabilitation of “brownfield” sites (i.e., lands on which industrial or commercial activity took place in the past but which are no longer in use, which may be contaminated) for reuse as viable building sites for various land use activities;
- To improve energy efficiency and promote innovative or alternative sources of energy;
- To encourage and incentivize the development and provision of affordable housing;
- To encourage private sector investment and the strengthening of the economic base; and
- To enhance the visual appearance of Community Improvement Areas.

The County Official Plan provides that a part or the whole of a built-up area within the County’s Urban Policy Area, Community Policy Area and the Trade and Industry Area designations may be designated as a Community Improvement Project Area in a local Official Plan, based on the following criteria:

- There is evidence of a need to improve municipal services such as roads, sidewalks, street lighting, parking, sanitary and storm sewers. Water supply, parks and recreation, community facilities, the waterfront areas or streetscaping. Improvements may apply to some or all of the above services.
- The phasing of improvements corresponds to the timing of improvements by the county and/or senior governments and is within the financial capability of the local municipality.
- A significant number of buildings in an area show signs of deterioration and need of repair.
- Improvements to the visual appearance or aesthetics be required.



- Improvements will have a significant impact on strengthening the economic base of the community and opportunities for the provision of affordable housing.
 - There is evidence of a need for more units of affordable housing and accessible housing to provide for a complete community.
1. Community improvement will be accomplished through the:
 - a) Designation, by by-law, of Community Improvement Project Area(s) based on the County Official Plan criteria listed above, the boundary of which may be part or all of the Villages of Embrun, Russell, Limoges, Marionville, or the 417 Industrial Park;
 - b) Preparation and adoption of a Community Improvement Plan for each Community Improvement Project Area; and
 - c) Establishment of programs to implement the Community Improvement Plan in effect within a designated Community Improvement Project Area.
 2. Council shall have regard for the following matters in the preparation and adoption of a Community Improvement Plan:
 - a) The boundary of the proposed Community Improvement Project Area and the land use designations contained in this Plan;
 - b) Estimated costs, means of financing and the staging and administration of the project;
 - c) Provision of sufficient flexibility, as circumstances warrant, where project and costing revisions are necessary;
 - d) Phasing of improvements, in order to permit a logical sequence of development without generating unnecessary hardship to area residents and the business community;
 - e) Means of implementation; and
 - f) Citizen involvement.
 3. In order to implement a Community Improvement Plan in effect within a designated Community Improvement Project Area, the Township of Russell may undertake a range of actions in accordance with the Planning Act, including:
 - a) Acquisition of land within the Community Improvement Project Area and subsequent:
 - i. Clearing, grading, or other preparation of this land;
 - ii. Construction, repair, rehabilitation, or improvement of buildings on this land;



- iii. Sale, lease, or disposition of this land to any person or governmental authority.
- b) Provision of public funds such as grants or loans to owners, tenants and their assignees to pay for the whole or part of the eligible costs of the Community Improvement Plan (e.g. environmental site assessment, remediation, development, redevelopment, etc.); and
- c) Application for financial assistance from senior level government programs.



Section 10 Schedules

The Schedules to this Plan include:

Schedule A1 – Land Use Designations – Embrun
Schedule A2 – Land Use Designations – Russell
Schedule A3 – Land Use Designations – Limoges
Schedule A4 – Land Use Designations – Marionville
Schedule A5 – Land Use Designations – Industrial Park
Schedule B – Transportation



Appendix A – Glossary

The Glossary is provided for convenience only and is not part of this Plan. The Provincial Planning Statement, 2024 includes definitions of several terms used in its policies. These definitions apply to instances in this Official Plan where the same terms are used but are not defined in the Glossary. Definitions are also included as part of the Zoning By-law. Reference should be made to the associated definitions contained within the Official Plan or Zoning By-law when reviewing the policies and provisions of these documents, as definitions between these documents may differ.

Active transportation means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Additional residential unit means a self-contained dwelling unit with private kitchen, bathroom, and sleeping facilities that is accessory to a main residential use, and is contained within the primary dwelling structure, or is located within a detached accessory building on the same lot.

Adjacent lands mean those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives.

Adverse effects, as defined in the Environmental Protection Act, means one or more of:

- impairment of the quality of the natural environment for any use that can be made of it;
- injury or damage to property or plant or animal life;
- harm or material discomfort to any person;
- an adverse effect on the health of any person;
- impairment of the safety of any person;
- rendering any property or plant or animal life unfit for human use;
- loss of enjoyment of normal use of property; and
- interference with normal conduct of business.

Affordable housing means:

- a) in the case of ownership housing, the least expensive of:
 1. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 2. Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality.
- b) In the case of rental housing, the least expensive of:
 1. A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or



2. A unit for which the rent is at or below the average market rent of a unit in the municipality.

For specificity, these values are calculated and provided in Ontario's Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin, as may be amended from time to time. Affordable housing includes housing provided by the private, public, and not-for-profit sectors, as well as all forms of housing tenure (i.e., rental, ownership, and cooperative ownership). It also includes temporary as well as permanent housing. In other words, the term "affordable housing" can refer to any part of the housing continuum from temporary emergency shelters through transition housing, supportive housing, subsidized housing, market rental housing or market homeownership.

Alternative energy systems means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Archaeological resources includes artifacts, archaeological sites and marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the Ontario Heritage Act.

Archaeological potential means areas with the likelihood to contain archaeological resources, as evaluated using the processes and criteria that are established under the Ontario Heritage Act.

Brownfield sites means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built heritage resource means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Commercial generally refers to a broad range of commercial uses and commercial development that serve the needs of residents and the travelling public, and provide employment opportunities.

Community improvement means the planning or re-planning, design or redesign, re-subdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary.



Compatible development means development that, although it is not necessarily the same as or similar to existing buildings in the vicinity, can enhance an established community through good design and innovation and coexists with existing development without causing undue adverse impact on surrounding properties. It ‘fits well’ within its physical context and ‘works well’ with the existing and planned function.

Cultural heritage landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may involve features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trail ways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

Densities (Residential Net)

For the purposes of this Official Plan and in accordance with the County Official Plan, residential densities for Embrun, Russell, and Limoges are defined as follows:

- Low: up to 35 units/net hectare
- Medium: 36 to 55 units/net hectare for townhouses, and 36 to 75 units/net hectare for apartments
- High: 56 units/net hectare and above for townhouses, and 76 units/net hectare and above for apartments

For the purposes of this Official Plan and in accordance with the County Official Plan, residential densities for Marionville are defined as follows:

- Low: up to 6 units/net hectare
- Medium: up to 10 units/net hectare

Residential densities will be calculated on the entire area of a development project, including subdivisions, where site plan control is not required. Where site plan control is required for a residential project or a mixed-use project, including in a subdivision, the density shall be calculated using the area of the subject property. The net area is the area of the site developed for residential purposes, and excludes roads, roads right-of-way and areas that have been dedicated to the local municipality or another public agency.

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:



- Activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards; or
- Works subject to the Drainage Act.

Ecological function means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

Employment area means those areas designated in the County Official Plan and Township Official Plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.

Flood plain, for river, stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.

Full Municipal Serviced Areas means existing areas of the Township that are serviced by municipal water and sewer.

Group home means a single housekeeping unit in a residential dwelling, which is registered with the local municipality, in which three (3) to ten (10) residents (excluding supervisory or operating staff) live together under responsible supervision consistent with the requirements of its residents. The home is licensed or approved under provincial statute and complies with municipal by-laws.

Heritage attributes means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

Housing options means a range of housing types, such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings, including low- and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, additional needs housing, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing, and housing related to employment, institutional or educational uses, such as long-term care homes.

Infrastructure means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water



systems, septage treatment systems, stormwater management systems, waste management systems, electric generation facilities, electricity transmission and distribution systems, communications/telecommunications including broadband, transit and transportation corridors and facilities, active transportation systems, oil and gas pipelines and associated facilities.

Intensification means the development of a property, site, or area at a higher density than currently exists through:

- Redevelopment, including the reuse of brownfield sites and underutilized shopping malls and plazas;
- The development of vacant and/or underutilized lots within previously developed areas;
- Infill development; and
- The expansion or conversion of existing buildings.

Interference Impact Assessment means an analysis for private wastewater systems (i.e., septic) to ensure proposed new development will not result in negative impacts on existing and surrounding private water and private wastewater systems.

Low impact development means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. Low impact development can include, for example: bioswales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems.

Major facilities means facilities which may require separation from sensitive land uses, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Mixed-use building means a form of development in which a building contains both residential and non-residential uses. Mixed-use development has the same corresponding meaning.

Municipal sewage services / Municipal wastewater services means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that is owned or operated by a municipality.

Municipal water services means a municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002.

Natural heritage features and areas means features and areas, including significant wetlands, significant coastal wetlands, fish habitat, significant woodlands south and east of the Canadian Shield, significant valley lands south and east of the Canadian Shield, habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of



natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural heritage system means a system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objective may also be used.

Negative impacts means:

- potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- in regard to fish habitat, any harmful alteration, disruption or destruction of fish habitat, except where an exemption to the prohibition has been authorized under the Fisheries Act;
- in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities;
- degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities; and
- any development or site alteration that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor.

Net hectare means the net area of the site developed for residential purposes. This term excludes roads and road right-of-way and areas that have been dedicated to the local municipality and/or another public agency.

Partially Serviced Areas means areas of the Township that are serviced by either municipal water or sewer.

Partial services means:

- municipal sewage services or private communal sewage services combined with individual on-site water services; or
- municipal water services or private communal water services combined with individual onsite sewage services.



Public service facilities means land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, child care and educational programs, including elementary, secondary, post-secondary, long-term care services, and cultural services. Public service facilities do not include infrastructure.

Redevelopment means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

Renewable energy source means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Renewable energy system means a system that generates electricity, heat and/or cooling from a renewable energy source.

Rooming house means a principal dwelling within the whole of a residential use building that contains at least four rooming units, and which may also contain dwelling units and an administration office accessory to the operation of the house.

Sensitive land use means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Setback means:

- With reference to a waterbody or watercourse, the distance between the floodline and the nearest part of any main building or structure on the lot. When there is no engineered floodline, it shall mean the distance between the high water mark and the nearest point of any main building or structure on the lot.
- With reference to slope, the distance between the top of the slope and the nearest building line. In the event that there are two or more slopes on a lot, then the setback distance shall be measured from the top of that slope which is highest in elevation, or from both slopes in cases where the two slopes are not oriented in the same direction.
- With reference to a road, the distance between the centreline of the street allowance and the nearest building line.
- With reference to a lot line, the shortest distance between a lot line (front, interior side, exterior side, or rear) and the nearest part of any building or structure on the lot. In cases where a road widening is taken, the required setback is calculated from the lot line.

Settlement areas means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- Built up areas where development is concentrated and which have a mix of land uses; and



- Lands that have been designated in an official plan for development over the long-term.

Significant means:

- in regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant using evaluation criteria and procedures established by the Province, as amended from time to time;
- in regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the Province;
- in regard to other natural heritage features and areas, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system; and
- in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

Criteria for determining significance for the resources identified in other natural heritage features and areas are provided in provincial guidance, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Site alteration means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Stepback means a distance, additional to the setback, between the lot line and the building line for upper storeys of a building.

Temporary Farmers' Market means a market set up on a temporary basis at which farmers and vendors sell produce and other food including dairy and a range of cooked products directly to consumers.

Unserviceable Areas means areas of the Township that cannot be serviced with municipal water and sewer due to technical issues.

Utility means an essential public service such as electricity, gas, television or communications/telecommunications that is provided by a regulated company or government agency.



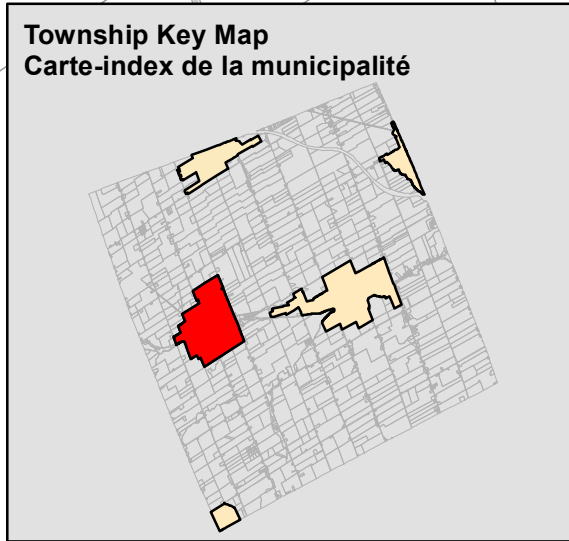
Township of Russell

Final Official Plan

May 2025 - Issued for Council Adoption



Municipalité de
RUSSELL
Township



Township of Russell Municipalité de Russell

Official Plan - Plan officiel Schedule - Annexe 'A2'

Land Use Designations Affectation des sols Russell

FINAL – Issued for Council Adoption
May 2025 / mai 2025

Legend / Légende

Land Use Designations - Affectation des sols

- Residential - Résidentielle
- Multi-Unit Residential - Immeubles résidentiels à logements multiples
- Village Core - Centre du village
- Commercial - Commerciale
- Community Facility - Établissement communautaire
- Open Space - Espaces verts

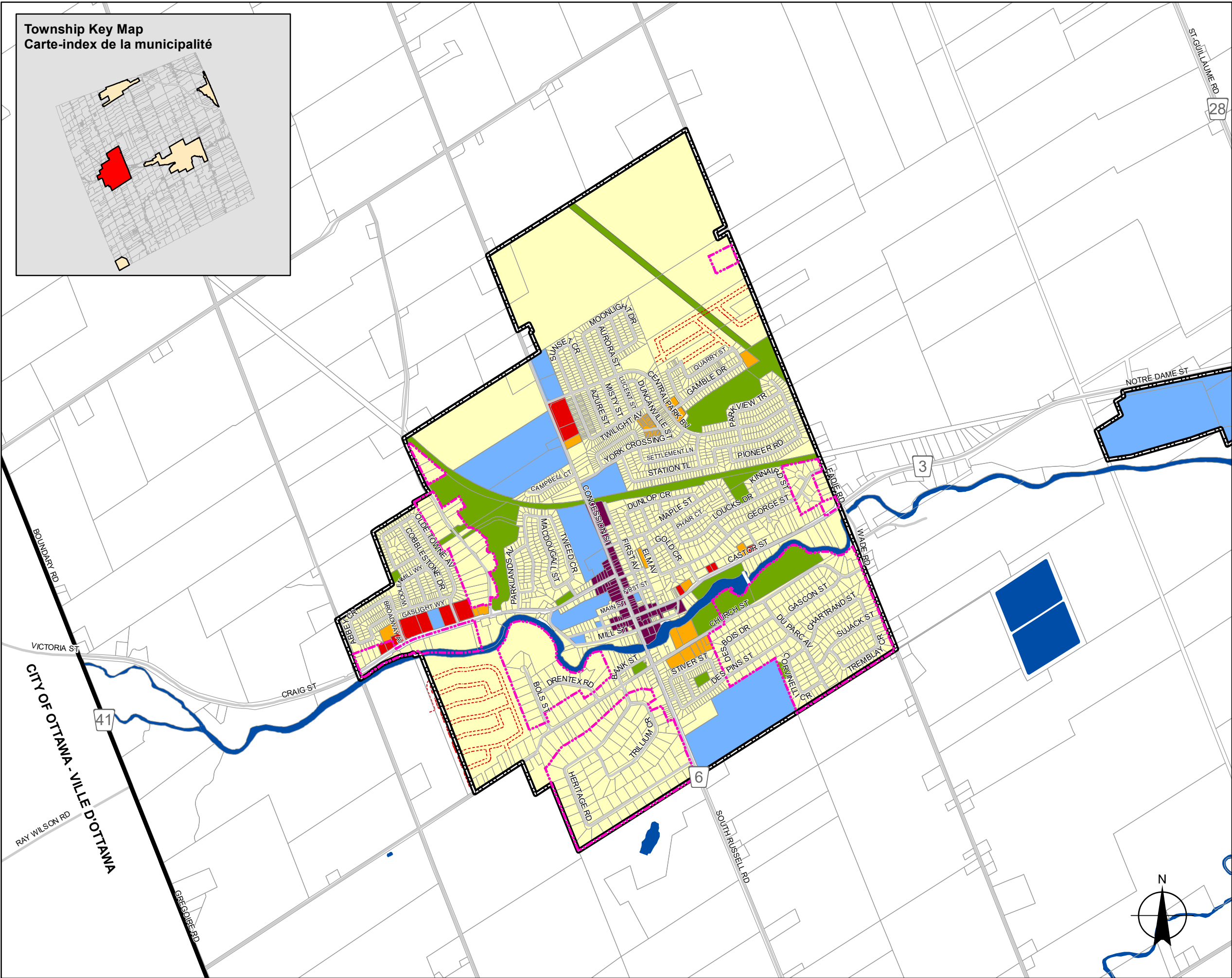
Other - Autres

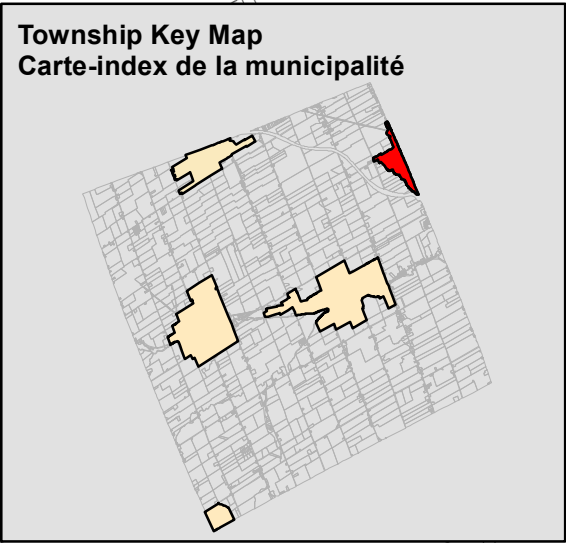
- Village Settlement Area Boundary - Limites du village
- Township of Russell Boundary - Limites de la Municipalité de Russell
- Property Boundaries - Limites de propriété
- Proposed Road - Chemin proposé
- Road - Chemin
- Privately or Partially Served Area – Zone de services privés ou partiels

Source: UCPR



0 250 500 1,000
Meters/mètres





Township of Russell Municipalité de Russell

Official Plan - Plan officiel Schedule - Annexe 'A3'

Land Use Designations Affectation des sols Limoges

FINAL – Issued for Council Adoption
May 2025 / mai 2025

Legend / Légende

Land Use Designations - Affectation des sols

- Residential - Résidentielle
- Village Core - Centre du village
- Commercial - Commerciale
- Community Facility
- Open Space - Espaces verts

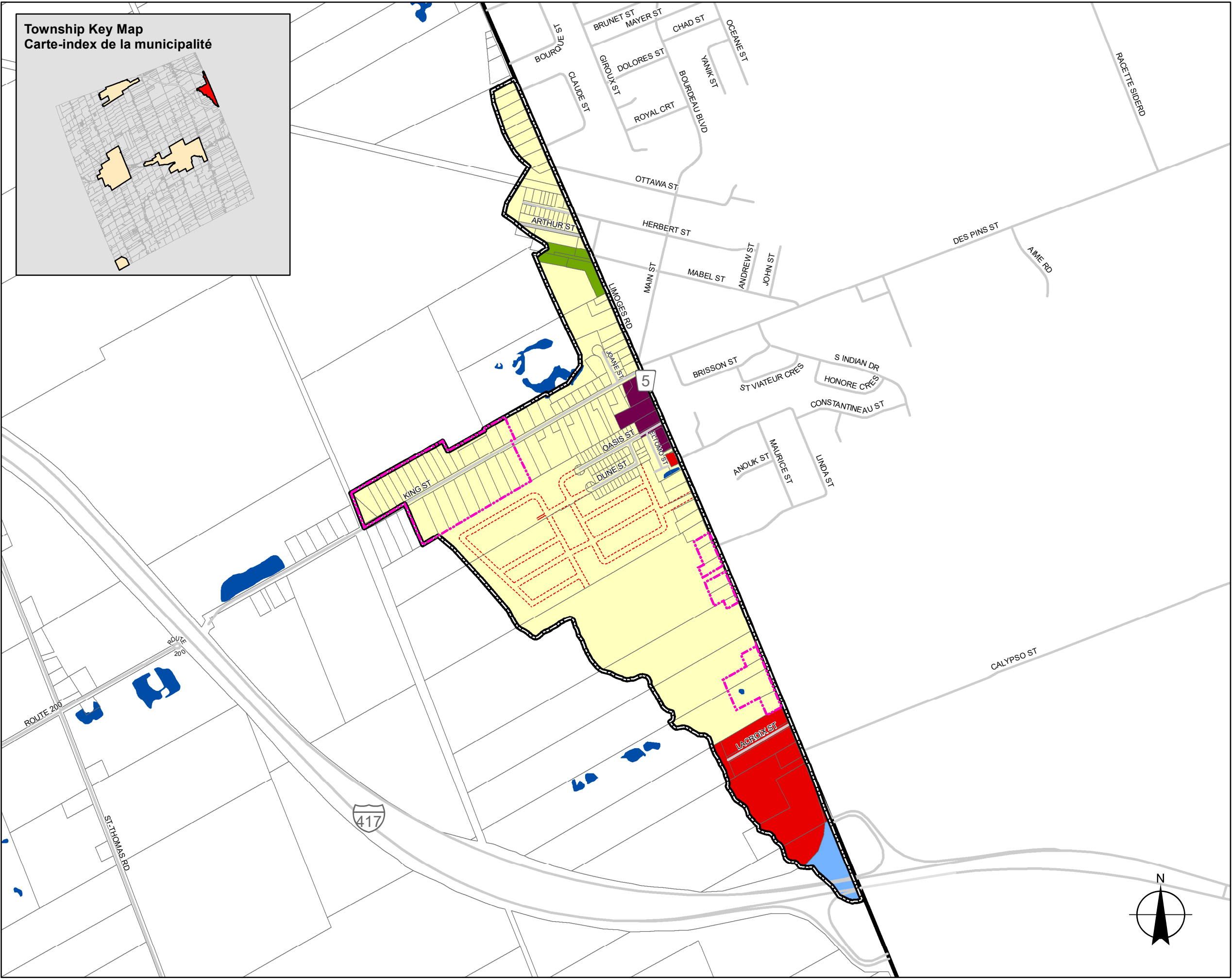
Other - Autres

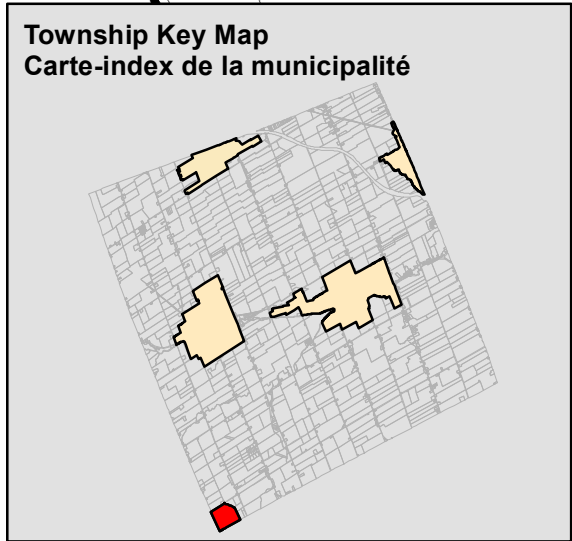
- Village Settlement Area Boundary - Limites du village
- Township of Russell Boundary - Limites de la Municipalité de Russell
- Property Boundaries - Limites de propriété
- Proposed Road - Chemin proposé
- Road - Chemin
- Privately or Partially Serviced Area – Zone de services privés ou partiels

Source: UCPR



0 200 400 800
Meters/mètres





Township of Russell
Municipalité de Russell






Official Plan - Plan officiel
Schedule - Annexe 'A4'

Land Use Designations
Affectation des sols
Marionville





FINAL – Issued for Council Adoption
May 2025 / mai 2025

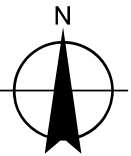
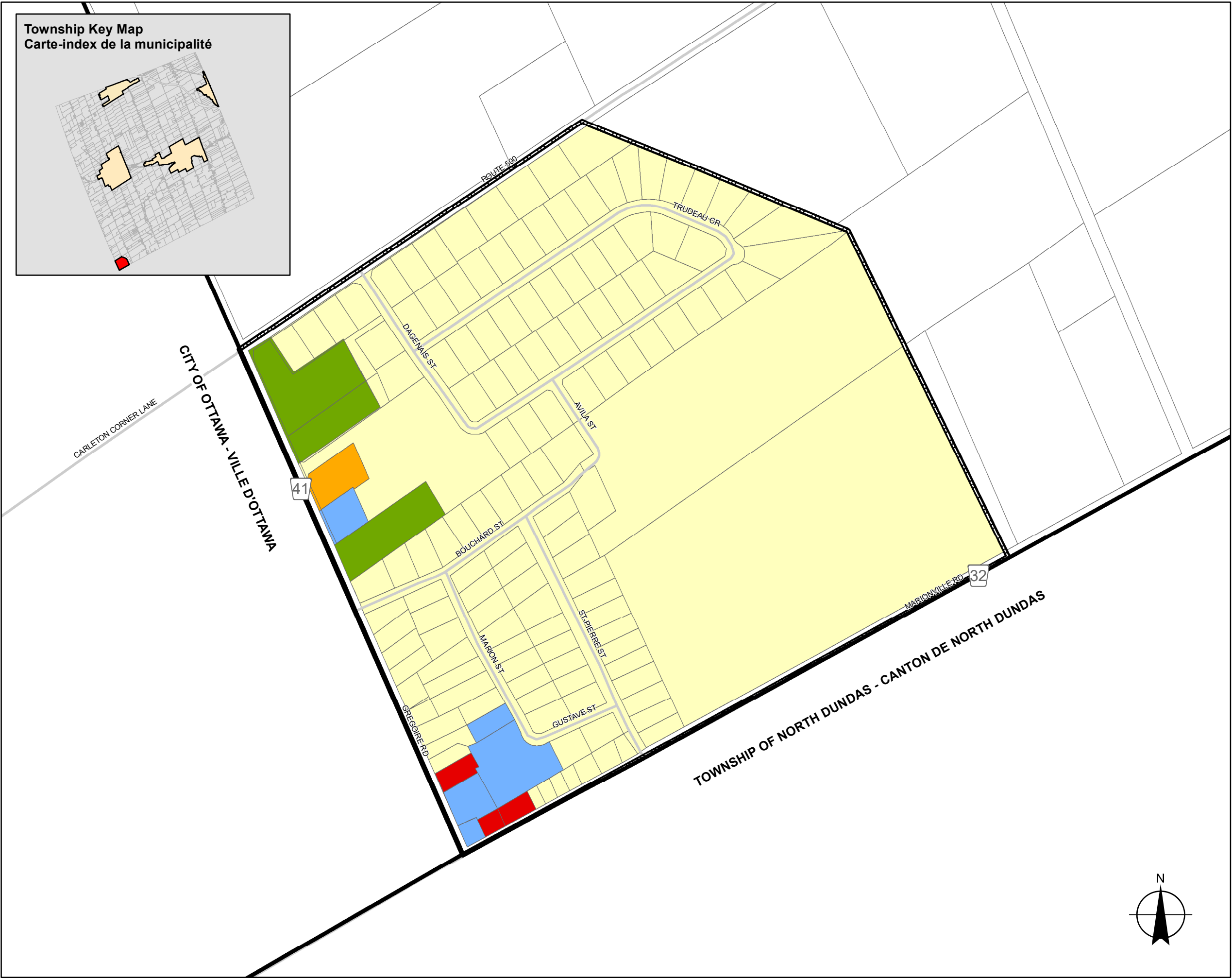
Legend / Légende

Land Use Designations - Affectation des sols

-  Residential - Résidentielle
-  Multi-Unit Residential - Immeub les résidentiels à logements multiples
-  Commercial - Commerciale
-  Community Facility - Établissement communautaire
-  Open Space - Espaces verts

Other - Autres

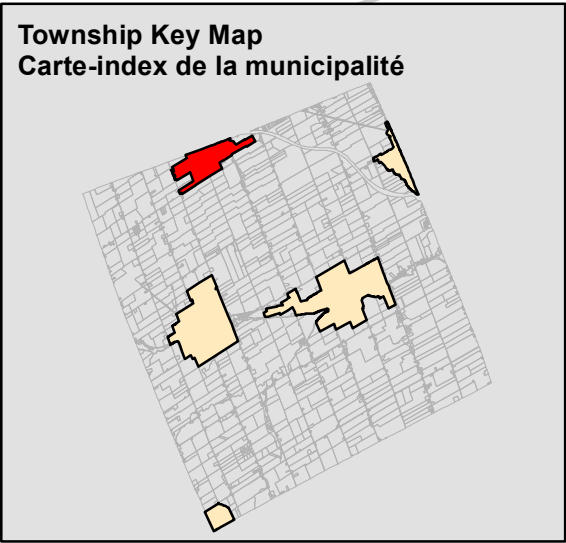
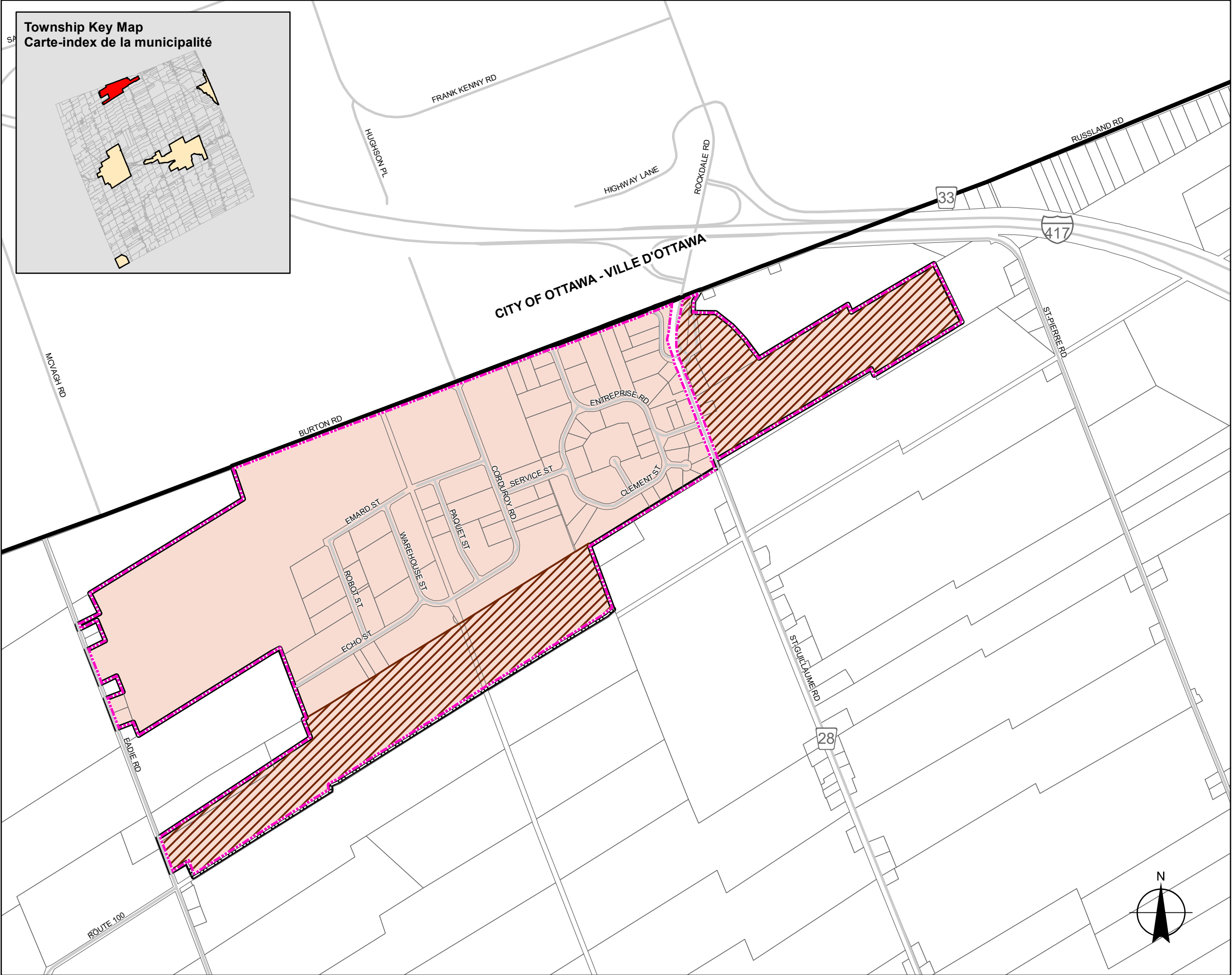
-  Village Settlement Area Boundary - Limites du village
-  Township of Russell Boundary - Limites de la Municipalité de Russell
-  Property Boundaries - Limites de propriété
-  Road - Chemin



Source: UCPR



0 75 150 300
Meters/mètres



Township of Russell
Municipalité de Russell

Official Plan - Plan officiel
Schedule - Annexe 'A5'

Land Use Designations
Affectation des sols
417 Industrial Park
Parc industriel 417


FINAL – Issued for Council Adoption
May 2025 / mai 2025


Legend / Légende


Land Use Designations - Affectation des sols


 Industrial Park - Parc industriel


Other - Autres


 417 Industrial Park Boundary - Limites du Parc industriel 417

 Township of Russell Boundary - Limites de la Municipalité de Russell

 Property Boundaries - Limites de propriété

 Road - Chemin

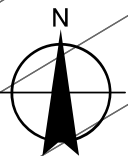
 Unserved Area – Zone sans

 Potential Future Servicing - Zone de services potentiel futur

Source: UCPR



0 200 400 800
Meters/mètres





Township of Russell Municipalité de Russell

Official Plan - Plan officiel Schedule - Annexe 'B'

Transportation Transports

FINAL – Issued for Council Adoption
May 2025 / mai 2025

Legend / Légende

- Park & Ride - Parc-o-bus
- Transit Stops - Arrêt du transport en commun
- Potential future pedestrian bridge connection - Futur pont piétonnier potentiel

Road Classifications* - Classification de chemins*

- Rural Arterial - Route artérielle rurale
- Village Main Street - Rue principale du village
- County Major Collector - Route collectrices majeures de comté
- Village Major Collector - Route collectrices majeures du village
- Village Minor Collector - Routes collectrices mineures du village
- Local Road - Route locale
- Private Road - Route privée

Off Road - Hors-route

- New York Central Recreational Trail - Sentier récréatif New York Central

Other - Autres

- Village or 417 Industrial Park Boundary - Limites du village ou du parc industriel 417
- Township of Russell Boundary - Limites de la Municipalité de Russell

Source: UCPR



*Minimum right-of-way widths shall be as specified in the County Official Plan and Township Official Plan policies.

*Les largeurs minimales de l'emprise doivent être comme spécifiées dans les politiques du Plan officiel des Comtés et du Plan officiel de la municipalité.

